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**JOY CITY PROPERTY LIMITED**  
**大悦城地產有限公司**  
*(Incorporated in Bermuda with limited liability)*  
**(Stock Code: 207)**

**NOTICE OF SPECIAL GENERAL MEETING**

**NOTICE IS HEREBY GIVEN** that a special general meeting (the “SGM”) of Joy City Property Limited (the “Company”, together with its subsidiaries, the “Group”) will be held at Forum Room I, Basement 2, Regal Hongkong Hotel, 88 Yee Wo Street, Causeway Bay, Hong Kong on Friday, 10 November 2023 at 3:00 p.m. to consider and, if though fit, pass the following ordinary resolution:

**ORDINARY RESOLUTION**

**“THAT**

- (a) the Equity Transfer Agreement (as defined in the circular of the Company dated 25 October 2023) and the transactions contemplated thereunder be and are hereby approved, confirmed and ratified; and
- (b) any one Director be and is hereby authorised to do all such acts and things as the Director in his or her sole and absolute discretion deems necessary, desirable or expedient to implement, give effect to and/or complete the Equity Transfer Agreement and the transactions contemplated thereunder.”

By order of the Board  
**Joy City Property Limited**  
**CHEN Lang**  
*Chairman*

The PRC, 25 October 2023

*Notes:*

1. For determining the eligibility of the Shareholders to attend and vote at the SGM, the register of members of the Company will be closed from Tuesday, 7 November 2023 to Friday, 10 November 2023, both days inclusive. In order to qualify for attending and voting at the SGM, all transfer documents should be lodged for registration with the Company's branch share registrar and transfer office in Hong Kong, Tricor Progressive Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong on or before 4:30 p.m. (Hong Kong time), Monday, 6 November 2023.
2. Any member entitled to attend and vote at the SGM (and any adjournment of such meeting) shall be entitled to appoint another person as his proxy to attend and vote instead of him. A member who is the holder of two or more shares of the Company may appoint more than one proxy to represent him and vote on his behalf at the SGM (and any adjournment of such meeting). A proxy need not be a member of the Company. In addition, a proxy or proxies representing either a member who is an individual or a member which is a corporation shall be entitled to exercise the same powers on behalf of the member which he or they represent as such member could exercise.
3. The instrument appointing a proxy shall be in writing under the hand of the appointor or of his attorney duly authorised in writing or, if the appointor is a corporation, either under its common seal or under the hand of an officer, attorney or other person authorised to sign the same. In the case of an instrument of proxy purporting to be signed on behalf of a corporation by an officer thereof it shall be assumed, unless the contrary appears, that such officer was duly authorised to sign such instrument of proxy on behalf of the corporation without further evidence of the fact.
4. In order to be valid, the instrument appointing a proxy and the power of attorney or other authority (if any) under which it is signed, or a certified copy thereof (certified by either a notary public or a solicitor qualified to practice in Hong Kong) must be lodged at the Company's branch share registrar and transfer office in Hong Kong, Tricor Progressive Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong as soon as possible but in any event not less than 48 hours before the time appointed for the holding of the SGM (not later than 3:00 p.m. (Hong Kong time) on Wednesday, 8 November 2023) or any adjournment thereof.
5. Delivery of an instrument appointing a proxy shall not preclude a member from attending and voting in person at the meeting convened should he so wish and in such event, the instrument appointing a proxy shall be deemed to be revoked.
6. Pursuant to the Bye-law 66 of the Bye-laws of the Company, the voting at the SGM shall be taken by poll.
7. In this notice, reference to one gender include all genders and reference to the singular include the plural and vice versa.
8. If a tropical cyclone warning signal no. 8 or above, or "extreme conditions" caused by a super typhoon, or black rainstorm warning signal is hoisted/in force in Hong Kong at or at any time after 9:00 a.m. on the day of the SGM, the SGM will be adjourned in accordance with the Bye-laws of the Company. The Company will publish an announcement on the websites of the Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and the Company ([www.joy-cityproperty.com](http://www.joy-cityproperty.com)) to notify Shareholders of the date, time and venue of the adjourned meeting. The SGM will be held as scheduled regardless of whether or not a tropical cyclone warning signal no. 3 or below or an amber or red rainstorm warning signal is in force in Hong Kong at any time on that day.

Shareholders should decide on their own whether they would attend the SGM under bad weather conditions having regard to their own situations and, if they choose to do so, they are advised to exercise care and caution.

*As at the date of this notice, the Board comprises Mr. CHEN Lang as Chairman and non-executive Director; Mr. CAO Ronggen as executive Director; Mr. MA Dewei, Mr. LIU Yun and Mr. ZHU Laibin as non-executive Directors; and Mr. LAU Hon Chuen, Ambrose, GBS, JP, Mr. LAM Kin Ming, Lawrence and Mr. CHAN Fan Shing as independent non-executive Directors.*