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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)**

**POLL RESULTS OF THE SPECIAL GENERAL MEETING  
HELD ON 10 NOVEMBER 2023 AT 3:15 P.M.**

Joy City Property Limited (the “**Company**”) announces that at its special general meeting held on 10 November 2023 at 3:15 p.m. (the “**SGM**”), the proposed resolution in relation to the Equity Transfer Agreement and the transactions contemplated thereunder (the “**Resolution**”) as set out in the notice of the SGM dated 25 October 2023 (the “**SGM Notice**”) was duly passed by way of poll. Unless otherwise defined herein, terms used in this announcement shall have the same meanings as defined in the circular of the Company in relation to, among other things, the very substantial disposal relating to the sale of the entire equity interest of the Target Company holding the properties in Beijing dated 25 October 2023 (the “**Circular**”).

As at the date of the SGM, the number of ordinary shares of the Company (the “**Shares**”) in issue was 14,231,124,858 Shares, which was the total number of Shares entitling the holders to attend and vote on the Resolution at the SGM. There were (i) no restrictions on any Shareholders casting votes on the Resolution; (ii) no Shares entitling the holders to attend and abstain from voting in favour of the Resolution at the SGM as set out in Rule 13.40 of the Listing Rules; (iii) no Shareholder has stated his/her/its intention in the Circular to vote against or to abstain from voting on the Resolution; and (iv) no Shareholder was required to abstain from voting on the Resolution at the SGM under the Listing Rules.

The poll results of the SGM are set out as follows:–

| Ordinary Resolution                                                                                                                                                                                                                                                                                                                                                                                           | Number of Votes (%) <sup>#</sup> |            | Passed by the Shareholders |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------|----------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                               | For                              | Against    |                            |
| To (a) approve, confirm and ratify the Equity Transfer Agreement and the transactions contemplated thereunder; and (b) authorise any one Director 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.* | 10,631,904,403<br>99.99%         | 1<br>0.01% | Yes                        |

\* The full text of the Resolution is set out in the SGM Notice.

# The percentages are rounded to 2 decimal places.

As more than 50% of the votes was cast in favour of the Resolution, the Resolution was duly passed as an ordinary resolution of the Company at the SGM.

All Directors attended the SGM in person or by electronic means.

Tricor Progressive Limited, the Company's branch share registrar and transfer office in Hong Kong, acted as scrutineer for the vote-taking at the SGM.

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

Hong Kong, 10 November 2023

*As at the date of this announcement, 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.*