



Monthly Return for Equity Issuer and Hong Kong Depositary Receipts listed under Chapter 19B of the Exchange Listing Rules on Movements in Securities

For the month ended: 30 November 2023

Status: New Submission

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer: Joy City Property Limited

Date Submitted: 01 December 2023

I. Movements in Authorised / Registered Share Capital

1. Class of shares	Ordinary shares	Type of shares	Not applicable	Listed on SEHK (Note 1)	Yes	
Stock code	00207	Description				
	Number of authorised/registered shares	Par value		Authorised/registered share capital		
Balance at close of preceding month	28,904,699,222	HKD	0.1	HKD	2,890,469,922.2	
Increase / decrease (-)	0			HKD	0	
Balance at close of the month	28,904,699,222	HKD	0.1	HKD	2,890,469,922.2	

2. Class of shares	Preference shares	Type of shares	Not applicable	Listed on SEHK (Note 1)	No	
Stock code	N/A	Description	Non-redeemable Convertible Preference Share			
	Number of authorised/registered shares	Par value		Authorised/registered share capital		
Balance at close of preceding month	1,095,300,778	HKD	0.1	HKD	109,530,077.8	
Increase / decrease (-)	0			HKD	0	
Balance at close of the month	1,095,300,778	HKD	0.1	HKD	109,530,077.8	

Total authorised/registered share capital at the end of the month: HKD 3,000,000,000

II. Movements in Issued Shares

1. Class of shares	Ordinary shares	Type of shares	Not applicable	Listed on SEHK (Note 1)	Yes	
Stock code	00207	Description				
Balance at close of preceding month	14,231,124,858					
Increase / decrease (-)	0					
Balance at close of the month	14,231,124,858					

2. Class of shares	Preference shares	Type of shares	Not applicable	Listed on SEHK (Note 1)	No	
Stock code	N/A	Description	Non-redeemable Convertible Preference Shares			
Balance at close of preceding month	1,095,300,778					
Increase / decrease (-)	0					
Balance at close of the month	1,095,300,778					

III. Details of Movements in Issued Shares**(A). Share Options (under Share Option Schemes of the Issuer)** Not applicable**(B). Warrants to Issue Shares of the Issuer which are to be Listed** Not applicable**(C). Convertibles (i.e. Convertible into Issue Shares of the Issuer which are to be Listed)**

1. Class of shares issuable		Ordinary shares	Type of shares	Not applicable	Shares issuable to be listed on SEHK (Note 1)	Yes	
Stock code of shares issuable (if listed on SEHK) (Note 1)			00207				
Description of the Convertibles	Currency	Amount at close of preceding month	Movement during the month		Amount at close of the month	No. of new shares of issuer issued during the month pursuant thereto (C)	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
1). Non-redeemable Convertible Preference Shares ("CPSs")	HKD	1,095,300,778		0	1,095,300,778	0	1,095,300,778
Type of convertibles	Preference Shares						
Stock code of the Convertibles (if listed on SEHK) (Note 1)							
Subscription/Conversion price	HKD						
General Meeting approval date (if applicable)	18 December 2013						

Total C (Ordinary shares): _____ 0

(D). Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be listed, including Options (other than Share Options Schemes) Not applicable**(E). Other Movements in Issued Share** Not applicable

Total increase / decrease (-) in Ordinary shares during the month (i.e. Total of A to E) _____ 0

IV. Information about Hong Kong Depositary Receipt (HDR) Not applicable

V. Confirmations

Not applicable

Submitted by: Hau Hei Man Sonya

Title: Company Secretary

(Director, Secretary or other Duly Authorised Officer)

Notes

1. SEHK refers to Stock Exchange of Hong Kong.
2. Items (i) to (viii) are suggested forms of confirmation which may be amended to meet individual cases. Where the issuer has already made the relevant confirmations in a return published under Main Board Rule 13.25A / GEM Rule 17.27A in relation to the securities issued, no further confirmation is required to be made in this return.
3. "Identical" means in this context:
 - the securities are of the same nominal value with the same amount called up or paid up;
 - they are entitled to dividend/interest at the same rate and for the same period, so that at the next ensuing distribution, the dividend/interest payable per unit will amount to exactly the same sum (gross and net); and
 - they carry the same rights as to unrestricted transfer, attendance and voting at meetings and rank pari passu in all other respects.
4. If there is insufficient space, please submit additional document.
5. In the context of repurchase of shares:
 - "shares issuable to be listed on SEHK" should be construed as "shares repurchased listed on SEHK"; and
 - "stock code of shares issuable (if listed on SEHK)" should be construed as "stock code of shares repurchased (if listed on SEHK)"; and
 - "class of shares issuable" should be construed as "class of shares repurchased"; and
 - "issue and allotment date" should be construed as "cancellation date"
6. In the context of redemption of shares:
 - "shares issuable to be listed on SEHK" should be construed as "shares redeemed listed on SEHK"; and

- . “stock code of shares issuable (if listed on SEHK)” should be construed as “stock code of shares redeemed (if listed on SEHK)”; and
- . “class of shares issuable” should be construed as “class of shares redeemed”; and
- . “issue and allotment date” should be construed as “redemption date”