

JOY CITY PROPERTY LIMITED 大悦城地產有限公司

(Incorporated in Bermuda with limited liability) (於百慕達註冊成立之有限公司)

(Stock Code 股份代號: 207)

通知信函 NOTIFICATION LETTER

Dear Shareholder(s).

24 April 2024

Joy City Property Limited (the "Company

- Notice of publication of (1) 2023 Annual Report (the "Current Corporate Communication"); and (2) 2023 Environmental, Social and Governance Report

The English and Chinese versions of the Current Corporate Communication of the Company are available on the website of the Company at www.joy-cityproperty.com (the "Website Version") and the website of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") at www.hkexnews.hk. You may access the Current Corporate Communication through the aforementioned websites or the printed form(s) of the Current Corporate Communication is/are enclosed according to our agreed arrangement (if applicable).

If you wish to receive the Current Corporate Communication in printed form, please complete the Change Request Form on the reverse side of this letter and return it by post or by hand to the Company c/o the Company's branch share registrar in Hong Kong, Tricor Progressive Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong. If you post your Change Request Form in Hong Kong, you may use the mailing label in the Change Request Form and need not affix a stamp on the envelope when returning your Change Request Form. Otherwise, please affix an appropriate stamp. The Change Request Form may also be downloaded from the website of the Company at www.joy-cityproperty.com or the website of the Stock Exchange at

You may at any time to change the choice of language and/or means of receipt (i.e. in printed form or by the Website Version) of the Corporate Communications Note of the Company at any time by providing prior written notice of not less than seven days to the Company c/o the Company's branch share registrar in Hong Kong, Tricor Progressive Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to joycity-ecom@hk.tricorglobal.com. Even if you have elected to access (or are deemed to have consented to accessing) the Corporate Communications of the Company published on the website of the Company in place of receiving printed copies, but for any reason you have difficulty in receiving or gaining access to Corporate Communications on the website of the Company, or wish to receive printed copies, the Company will promptly upon your request send the printed copies to you free of charge.

Please note that all future Corporate Communications of the Company in both English and Chinese will be available (a) in printed form from the Company or the Company's branch share registrar in Hong Kong upon request and (b) on the website of the Company at www.joy-cityproperty.com and the website of the Stock Exchange at www.hkexnews.hk, respectively.

The 2023 Environmental, Social and Governance Report of the Company is published in electronic form only on the websites of the Company and the Stock Exchange. You may access the 2023 Environmental, Social and Governance Report by clicking "Financial Reports" under "Investor Relations" on the homepage of the Company's website (www.joy-cityproperty.com), or on the Stock Exchange's website (www.hkexnews.hk).

Should you have any queries relating to this letter, please contact the Company's branch share registrar in Hong Kong at (852) 2980 1333 during business hours (9:00 a.m. to 6:00 p.m. from Monday to Friday, excluding Hong Kong public holidays).

> By order of the Board JOY CITY PROPERTY LIMITED **CHEN Lang** Chairman

Note:

Corporate Communications refer to any documents issued or to be issued by the Company for the information or action of holders of any of the Company's securities, including but not limited to (a) directors' reports, annual accounts together with the auditors' reports and, where applicable, summary financial reports; (b) interim reports and, where applicable, summary interim reports; (c) notices of meetings; (d) listing documents; (e) circulars; (f) proxy forms; and (g) reply slips.

各位股東:

大悦城地產有限公司(「本公司」) - (1)二零二三年年報(「本次公司通訊」);及(2)二零二三年環境、社會及管治報告之發佈通知

本公司的本次公司通訊之中、英文版本已上載於本公司網站(www.joy-cityproperty.com) (「網上版本」) 及香港聯合交易所有限公司(「聯交所」) 之網站(www.hkexnews.hk)。 閣下可透過前述網站瀏覽本次公司通訊或本公司已按 閣下同意的安排附上本次公司通訊之印刷本(如適用)。

閣下如欲收取本次公司通訊印刷本,請 閣下填妥於本函背面之更改申請表格,並寄回或以專人送達方式透過本公司的香港股份過戶登記分處,卓佳廣進有限公司(地址為香港夏慤道16號遠東金融中心17樓)交回本公司。倘若在香港投寄更改申請表格, 閣下可使用更改申請表格上的郵寄標籤寄回,而毋須在信封上貼上郵票;否則,請貼上適當郵票。更改申請表格可於本公司網站(www.joy-cityproperty.com)或聯交所網站(www.hkexnews.hk)內下載。

閣下可隨時透過本公司的香港股份過戶登記分處,卓佳廣進有限公司(地址為香港夏慤道16號遠東金融中心17樓)向本公司發出不少於七日之事先書面通知或以電郵方式發送至joycity-ecom@hk.tricorglobal.com,以更改收取本公司之公司通訊^{辦註}之語言版本及/或收取方式(印刷本或網上版本)之選擇。倘若 閣下已選擇(或被視為已選擇)收取本公司網站登載的公司通訊的網上版本,惟因任何原因以致在收取或接收本公司網站上的公司通訊出現困難,或有意收取印刷本,本公司將於收到 閣下要求後寄上相關公 司涌訊的印刷本, 費用全免。

請注意:就本公司所有日後公司通訊的英文及中文版而言。 閣下可以(a)向本公司或本公司的香港股份過戶登記分處索取印刷本。及(b)在本公司網站www.joy-cityproperty.com及聯交所網站www.hkexnews.hk查閱。

本公司之二零二三年環境、社會及管治報告僅以電子形式登載於本公司及聯交所網站。 閣下如欲查閱二零二三年環境、社會及管治報告,可於本公司網站(www.joy-cityproperty.com)主頁「投資者專區」項下選項按「財務報告」,亦可瀏覽聯交所網站(www.hkexnews.hk)。

閣下如有任何與本函件有關的疑問,請在辦公時間內致電本公司的香港股份過戶登記分處(852) 2980 1333,辦公時間為星期一至星期五(香港公眾假期除外)上午9時正至下 午6時正。

> 承董事會命 **大悦城地產有限公司** 陳朗 謹啟

2024年4月24日

公司涌訊指由本公司發出或將予發出以供本公司任何證券的持有人參照或採取行動的任何文件,包括但不限於:(a)董事會報告、年度賬目褲同核數師報告及(如嫡用)財務摘要報告;(b)中期 附註: 報告及(如適用)中期摘要報告;(c)會議通告;(d)上市文件;(e)通函;(f)代表委任表格;及(g)確認回條

Change Request Form 更改申請表格

To: Joy City Property Limited (the "Company") (Stock Code: 207) c/o Tricor Progressive Limited 17/F, Far East Finance Centre 16 Harcourt Road, Hong Kong

大悦城地產有限公司(「本公司」) (股份代號:207) 經卓佳廣進有限公司 香港夏慤道16號 遠東金融中心17樓

I/We have already received a printed copy of the Current Corporate Communication (as defined overleaf) in English/Chinese or have chosen (or are deemed to have consented) to read the Current Corporate Communication posted on the website of the Company:
本人 /我們已收取本次公司通訊(完義見背頁)文件之英文 /中文印刷本或已選擇(或被視為已同意)瀏覽本公司網站所登載之本次公司通訊文件:

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I/We v 本人	would like to change the choice of language and means of receipt of all f /我們現在希望更改以下列方式收取本公司所有日後公司通訊# 文件之	future Corporate Communications# of the Company as indicated below: .語言版本及收取方式:	
(Please	mark ✔ in ONLY ONE of the following boxes - 請從下列選擇中,僅	在其中一個空格內劃上「✔」號)	
	printed copies by mail, and receive an email notification to my/our Communications on the website of the Company; OR	through the Company's website (the "Website Version") instead of receiving email address below or a notification letter of the publication of the Corporate 代替通過郵件收取印刷本,並向本人 /我們發出電郵通知(本人 /我們之電郵	
	to receive the printed English version of all future Corporate Communications ONLY ; OR 僅收取所有日後公司通訊的 英文印刷本 ;或 to receive the printed Chinese version of all future Corporate Communications ONLY ; OR 僅收取所有日後公司通訊的 中文印刷本;或 to receive both the printed English and Chinese versions of all future Corporate Communications. 同時收取所有日後公司通訊的 英文及中文印刷本 。		
Name(s) of Shareholder(s) in English		Signature(s)	
股東的英文名稱		簽名	
	(Please use BLOCK LETTERS 請以大楷書寫)		
Contact telephone number		Date	
聯絡電話號碼		日期	
Notes 附	註:		
語 2. By form		表格無效。 ted copies, you have expressly consented to waive the right to receive the Corporate Communications in printed	

- Corporate Communications refer to any documents issued or to be issued by the Company for the information or action of holders of any of the Company's securities, including but not limited to: (a) directors' reports, annual accounts together with the auditors' reports and, where applicable, summary financial reports; (b) interim reports and, where applicable, summary interim reports; (c) notices of meetings; (d) listing documents; Corporate Communications refer to any uccuments issued of the issued by the Company for the auditors' reports and, where applicable, summary interim reports; (c) notices of meetings; (d) listing documents; (e) circulars; (f) proxy forms; and (g) reply slips.
 公司通訊指由本公司發出或將予發出以供本公司任何證券的持有人參照或採取行動的任何文件,包括但不限於:(a) 董事會報告、年度賬目連同核數師報告及(如適用)財務摘要報告; (b) 中期報告及(如適用)中

期摘要報告;(c)會議通告;(d)上市文件;(e)通函;(f)代表委任表格;及(g)確認回條

PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料聲明

- "Personal Data" in this statement has the same meaning as "personal data" in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong ("PDPO").
 本聲明中所指的「個人資料」具有(個人資料 (私態)條例)(香港法例第 486 章)(『《私隱條例》)]中「個人資料」的演義。
 Your supply of Personal Data to the Company is on a voluntary basis and such data will be used for processing your instructions and/or requests as stated in this form. If you fail to provide sufficient information, the Company may not be able to process your instructions.

 In Faliship 本公司提供個人資料及認等資料用以處理 图下在本表格上所述的指示及/或要求。若 图下未能提供足夠資料,本公司可能無法處理 图下之指示。
 Your Personal Data will not be transferred to any third parties (other than the Company's branch share registrar in Hong Kong) unless it is a requirement to so do by law, for example, in response to a court order or a law enforcement agency's request and will be retained for such period as may be necessary for our verification and record purposes.

 Fix 持衛便定。例如應定股命令政教法機關的要求,否則 图下的例入资料系令轉奏之任何等之情欠之后之后,任务能股份通户登记分成除外)及將在通常期間保留作核實及記錄用途至,You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data should be in writing and sent to the Personal Data they Officer of the Company's branch share registrar in Hong Kong by post or by email to joycity-ecomo@hk.tricorglobal.com.

 In Falika (基础条例)的条文查阅及/或修改 图下的個人資料。任何該等查阅及/或修改 图下例人资料的要求均须以書面方式郵寄至本公司之香港股份過户登记分配的是一个证明的。 joycity-ecom@hk.tricorglobal.com

(Please cut along the dotted line. 請沿虛線剪下。)

Mailing Label 郵寄標籤

閣下寄回此更改申請表格時,請將郵寄標籤剪貼於信封上。 如在本港投寄毋須貼上郵票,否則請貼上適當的郵票。 Please cut the mailing label and stick this on the envelope to return this Change Request Form to us.

No postage stamp necessary if posted in Hong Kong; otherwise, please affix an appropriate stamp.

Tricor Progressive Limited 卓佳廣進有限公司 Freepost No. 簡便回郵號碼: 10 GPO Hong Kong 香港 Joy City (207)