

JOY CITY PROPERTY LIMITED

大悅城地產有限公司

(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)

NOTIFICATION LETTER 通知信函

Dear Shareholder(s),

18 September 2023

Joy City Property Limited (the "Company")

- Notification of publication of 2023 Interim Report (the "Current Corporate Communication")

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.

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.

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 include 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:

大悅城地產有限公司(「本公司」) - 2023 中期報告(「本次公司通訊」)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。

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《^{附注》}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通訊的印刷本,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。

閣下如有任何與本函件有關的疑問,請在辦公時間內致電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 **大悅城地產有限公司** 董事長 **陳朗**

2023年9月18日

附註: 公司通訊文件包括但不限於:(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。

Change	Rear	iest I	Form	甲內甲	申請表格

Joy City Property Limited (the "Company") To: (Stock Code: 207)

c/o Tricor Progressive Limited 17/F, Far East Finance Centre 16 Harcourt Road, Hong Kong 大悅城地產有限公司(「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 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

致:

本人/我們已收取本次公司通訊文件之英文/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:

I/We would 本人/我們 (Please ma	現在	希望原	更改以	以下歹	り方言	大牧耳	又貴:	公司	新有 E	後夕	门	通訊ス	文件	之語:	言版2	k及 ^μ	牧取:	方式	:				•		s inc	licate	d be	low:						
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Name(s) of Shareholder(s)	in	English
股東的英文名稱		

(Please use BLOCK LETTERS 請以大權書寫)

Signature(s)

簽名

Contact telephone number

聯絡電話號碼

Date 日期

Notes: IH :: :

- Please complete all your details clearly. Any Change Request Form that has not been completed clearly or otherwise incorrectly completed will be void at the discretion of the
- Trease Company.

 高 閣下清楚填妥所有資料。本公司將有酌情權決定任何未有清楚填妥或填寫不正確之更改申請表格無效。

 By selecting to receive the Website Version of the Corporate Communications instead of receiving printed copies, you have expressly consented to waive the right to receive the Corporate Communications in printed form.

- 於選擇收取公司通訊之網上版本以代替收取印刷本後,閣下已明示同意放棄收取公司通訊印刷本的權利。
 If your shares are held in joint names, the Shareholder whose name stands first on the register of members of the Company in respect of the joint holding should sign on this Change Request Form in order to be valid.
- 知屬聯名股東・則本更改申請表格須由該名於本公司股東名冊上就聯名持有股份其姓名位列首位的股東簽署・方為有效。 The above instruction will apply to all future Corporate Communications to be sent to you until you notify otherwise the Company c/o the Company's branch share registrar in Hong Kong, Tricor Progressive Limited, by reasonable notice in writing to 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to joycity-ecom@hk.tricorglobal.com. 4. 上述指示適用於發送予 閣下之所有日後公司通訊,直至 閣下透過本公司的香港股份過戶登記分處,卓住廣進有限公司向本公司發出合理時間的事先書面通知至香港夏懋 道16號遠東金融中心17樓或電郵至joycity-ecom@hk.tricorglobal.com作出更改為止
- You are entitled at any time by reasonable prior notice in writing to c/o the Company's branch share registrar in Hong Kong to change your choice of means of receipt of all future Corporate Communications.
- 閣下有權隨時透過本公司的香港股份過戶登記分處向本公司發出合理時間的事先書面通知,以更改 閣下就收取所有日後公司通訊之收取方式的選擇。
- For the avoidance of doubt, the Company does not accept any special instructions written on this Change Request Form. 為免存疑,本公司概不接受於本更改申請表格上書寫之任何額外指示。
- - 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。

閣下寄回此更改申請表格時,請將郵寄標籤剪貼於信封上。

如在本港投寄母須貼上郵票,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.

Mailing Label 郵寄標籤

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)