

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),

24 October 2025

Joy City Property Limited (the “Company”)

– Notice of publication of the Scheme Document, Notice of Court Meeting and Proxy Form of Court Meeting in relation to (1) proposed share buy-back of the Company way of a scheme of arrangement under section 99 of the Companies Act; and (2) proposed withdrawal of listing of the Company (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 Investor Services 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 www.hkexnews.hk.

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 Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to joycity-ecom@vistra.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
YAO Changlin
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：

大悅城地產有限公司(「本公司」)

– 有關(1)根據公司法第99條以協議安排方式建議對本公司進行股份回購；及(2)建議撤銷本公司上市地位之計劃文件、法院會議通告及法院會議代表委任表格之發佈通知(「本次公司通訊」)

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，請閣下填妥於本函件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，卓佳證券登記有限公司(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，卓佳證券登記有限公司(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@vistra.com，以更改收取本公司之公司通訊^{附註}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
大悅城地產有限公司
董事長
姚長林
謹啟

2025年10月24日

附註： 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。

Change Request Form 更改申請表格

致： 大悅城地產有限公司(「本公司」)
(股份代號：207)
經卓佳證券登記有限公司
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(定義見背頁)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:

1/We would like to change the choice of language and means of receipt of all future Corporate Communications* of the Company as indicated below:
本人／我們現在希望更改以下方式收取 貴公司所有日後公司通訊文件*之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。)

☐ to access all future Corporate Communications by electronic means through the Company's website (the "**Website Version**") instead of receiving printed copies by mail, and receive an email notification to my/our email address below or a notification letter of the publication of the Corporate Communications on the website of the Company; OR
透過本公司網站以電子方式瀏覽所有日後公司通訊(「**網上版本**」)以代替通過郵件收取取印刷本,並向本人 / 我們發出電郵通知(本人 / 我們之電郵地址如下)或就於本公司網站登載公司通訊發出通知函件;或

[illegible]

☐ 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**。

Signature(s)

簽名

(Please use **BLOCK LETTERS** 請以大楷書寫)

Date _____

日期

Notes: 附註：

1. Please complete all your details clearly. Any Change Request Form that has not been completed or otherwise incorrectly completed will be void at the discretion of the Company.
請填清楚填妥所有資料。本公司將酌情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。
2. 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.
於選擇接收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。
3. 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.
如屬聯名股東，則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之姓名位列首位之股東簽署，方為有效。
4. The above instruction will apply to all future Corporate Communications to be sent to you until you notify otherwise of the Company c/o the Company's branch share registrar in Hong Kong, Tricor Investor Services Limited, by reasonable notice in writing to 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to joycity-ccom@vistra.com.
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之香港股份過戶登記處，卓佳證券登記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慤道16號遠東金融中心17樓或電郵至 joycity-ccom@vistra.com 作出更改為止。
5. 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之香港股份過戶登記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之選擇。
6. For the avoidance of doubt, the Company does not accept any other special instructions written on this Change Request Form.
為免疑義，本公司概不接受於本更改申請表格上書寫之任何其他額外指示。
- # Corporate Communications 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.
公司通訊指將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)任何證券的持有代表委任表格；及(g)購證回條。

PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料聲明

- (i) “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（私隱）條例》（香港法例第486章）中「（私隱條例）」中「個人資料」的涵義。
- 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.
- (ii) 如閣下自願向本公司提供個人資料及該等資料將予以處理。閣下在本表格上所填的指示及/或要求，若閣下未能提供足夠資料，本公司可能無法處理閣下的指示。
- (iii) 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 do so 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.
- 除非法律規定，例如應法庭命令或執法機關的要求，否則閣下的個人資料將不會轉交任何第三方（本公司之香港股份過戶登記分處除外）及將在適當期間保留作核實及記錄用途。
- (iv) 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 should be in writing and signed by the Person(s) who is/are the owner(s) of the Company's branch share registrar in Hong Kong by post or by email to jovcity-enquiry@vistara.com. 閣下有權根據《私隱條例》的條文查詢及/或修改閣下的個人資料。任何該等查詢及/或修改閣下個人資料之要求均須以書面方式郵寄至本公司之香港股份過戶登記分處的個人資料私隱主任或電郵至 jovcity-enquiry@vistara.com。

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



Mailing Label 郵寄標籤

Tricor Investor Services Limited
卓佳證券登記有限公司
Freepost No. 簡便回郵號碼：10 GPO
Hong Kong 香港
Joy City (207)

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.*