

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 Non-registered Shareholder(s)⁽¹⁾,

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.

For future Corporate Communications⁽²⁾, a notification letter of publication of the Website Version of Corporate Communications, in both English and Chinese versions, will be sent by the Company to Non-registered Shareholder by email or by post on the publication date of the Corporate Communications. In support of electronic communication by email, the Company recommends you to provide your bank, broker, custodian, nominees or The Central Clearing and Settlement System (CCASS) participant with your email address at any time in future.

If you wish to receive printed version of the Current Corporate Communication and/or change your choice of language or means of receipt of all future Corporate Communications⁽²⁾ of the Company, please complete the Request Form on the reverse side of this letter and return it to 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 by post using the mailing label (for pre-paid postage in Hong Kong) at the bottom of the Request Form or by email to joycity-ecom@vistra.com. The 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.

Please note that by completing and returning the Request Form to request for the printed version of the Current Corporate Communication, you will expressly indicate that your instruction to receive printed version will apply to all future Corporate Communications⁽²⁾ of the Company to be sent to you until you notify the Company’s branch share registrar in Hong Kong to the contrary or you cease to hold any shares of the Company.

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

- Notes: (1) This letter is addressed to Non-registered Shareholders of the Company (a “Non-registered Shareholder” means such person or company whose shares in the Company are held in The Central Clearing and Settlement System (CCASS) and who has notified the Company from time to time through Hong Kong Securities Clearing Company Limited to receive the Corporate Communications of the Company).
- (2) Corporate Communication(s) refer to any document issued or to be issued by the Company for the information or action of holders of any of its 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.

各位非登記股東⁽¹⁾：

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。

就日後刊發之公司通訊⁽²⁾而言，本公司將於公司通訊刊發日期通過電子郵件或郵寄方式向非登記股東發送公司通訊之網上版本的登載通知信函，該通知信函將同時提供英文及中文版本。為支援通過電子郵件方式進行電子通訊，本公司建議閣下於日後隨時向閣下之銀行、經紀、託管商、代理人或中央結算及交收系統(中央結算系統)參與者提供電郵地址。

如閣下欲收取本次公司通訊之印刷本及/或更改收取本公司之所有日後公司通訊⁽²⁾之語言版本或收取方式，請填妥本函件背面之申請表格及使用申請表格底部隨附之郵寄標籤(已預付在香港投寄之郵費)寄回本公司之香港股份過戶登記分處卓佳證券登記有限公司，地址為香港夏愨道16號遠東金融中心17樓或以電郵方式發送至joycity-ecom@vistra.com。申請表格可於公司網站(www.joy-cityproperty.com)或聯交所網站(www.hkexnews.hk)內下載。

請注意，當閣下填寫及寄回申請表格以索取本次公司通訊之印刷本後，即表示確認閣下收取印刷本之指示將適用於本公司之所有日後公司通訊⁽²⁾，直至閣下通知本公司之香港股份過戶登記分處另外之安排或停止持有本公司之股份為止。

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之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：(1) 此為致本公司非登記股東(「非登記股東」指該等持有本公司股份並存放於中央結算及交收系統之人士或公司，透過香港中央結算有限公司不時向本公司發出通知，表示欲收取本公司之公司通訊)之函件。
- (2) 公司通訊指由本公司發出或將予發出以供其任何證券的持有人參照或採取行動的任何文件，其中包括但不限於：(a)董事會報告、年度賬目連同核數師報告及財務摘要報告(如適用)；(b)中期報告及中期摘要報告(如適用)；(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。

Request Form 申請表格

To: Joy City Property Limited (the “Company”)
c/o Tricor Investor Services Limited
17/F, Far East Finance Centre
16 Harcourt Road, Hong Kong

致：大悅城地產有限公司(「本公司」)
卓佳證券登記有限公司轉交
香港夏愨道16號
遠東金融中心17樓

I/We would like to receive the current and all future Corporate Communications* of the Company in printed copies in the manner indicated below:
本人/吾等要求以下列方式收取本公司之本次及所有日後公司通訊*的印刷本：
(Please mark a “✓” 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 receive the printed English version ONLY; OR
僅收取英文印刷本；或
- ☐ to receive the printed Chinese version ONLY; OR
僅收取中文印刷本；或
- ☐ to receive both the printed English and Chinese versions.
同時收取英文及中文印刷本。

Name(s) of Shareholder(s) in English

股東的英文名稱

Signature(s)

簽名

(Please use **BLOCK LETTERS** 請以大楷書寫)

Contact telephone number

聯絡電話號碼

Date

日期

Notes: 附註：

- Please complete all your details clearly.
請 閣下清楚填妥所有資料。
 - This letter is addressed to Non-registered Shareholders of the Company (a “Non-registered Shareholder” means such person or company whose shares in the Company are held in The Central Clearing and Settlement System (CCASS) and who has notified the Company from time to time through Hong Kong Securities Clearing Company Limited to receive the Corporate Communications of the Company).
此為致本公司非登記股東(「非登記股東」指該等持有本公司股份並存放於中央結算及交收系統之人士或公司，透過香港中央結算有限公司不時向本公司發出通知，表示欲收取本公司之公司通訊)之函件。
 - Any form with more than one box marked “✓”, with no box marked “✓”, with no signature or otherwise incorrectly completed will be void.
如於本表格在超過一個空格內劃上「✓」、或未有在空格內劃上「✓」、或未有簽署、或在其他方面填寫不正確，則本表格將會作廢。
 - 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 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-ecom@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 閣下透過本公司的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愨道16號遠東金融中心17樓或電郵至joycity-ecom@vistra.com作出更改為止。
 - For the avoidance of doubt, the Company does not accept any other special instruction written on this Request Form.
為免存疑，本公司概不接受於本申請表格上書寫之任何其他特定指示。
- * Corporate Communication(s) refer to any document issued or to be issued by the Company for the information or action of holders of any of its 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.
公司通訊指由本公司發出或將予發出以供其任何證券的持有人參照或採取行動的任何文件，其中包括但不限於：(a)董事會報告、年度賬目連同核數師報告及財務摘要報告(如適用)；(b)中期報告及中期摘要報告(如適用)；(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

- (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)(「《私隱條例》」)中「個人資料」的涵義。
- (ii) 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.
閣下是自願向本公司提供個人資料及該等資料用以處理 閣下在本表格上所述的指示及/或要求。若 閣下未能提供足夠資料，本公司可能無法處理 閣下之指示。
- (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 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.
除非按法律規定，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 sent to the Personal Data Privacy Officer of the Company’s branch share registrar in Hong Kong by post or by email to joycity-ecom@vistra.com.
閣下有權根據《私隱條例》的條文查閱及/或修改 閣下的個人資料。任何該等查閱及/或修改 閣下個人資料的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 joycity-ecom@vistra.com。

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



Mailing Label 郵寄標籤

Please cut the mailing label and stick this on
an envelope to return the Request Form to us.
No postage stamp is required for local mailing

閣下寄回此申請表格時，請將此郵寄標籤剪貼於信封上。
如在本港投寄，閣下無需支付郵費或貼上郵票

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