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JOY CITY PROPERTY LIMITED

大悅城地產有限公司

(incorporated in Bermuda with limited liability)

(Stock code: 207)

POLL RESULTS OF THE SPECIAL GENERAL MEETING HELD ON 9 SEPTEMBER 2016

Joy City Property Limited (the “**Company**”) refers to the circular (the “**Circular**”) and the notice of special general meeting (the “**SGM Notice**”) dated 24 August 2016. Unless otherwise defined herein, terms used in this announcement shall have the same meanings as defined in the Circular.

The SGM was held on 9 September 2016. The proposed ordinary resolutions as set out in the SGM Notice were voted on by poll.

As at the date of the SGM, a total of 14,231,124,858 ordinary shares of the Company (the “**Shares**”) were in issue. Each of GIC Private Limited, China Life Insurance Company Limited and their respective close associates was required to abstain, and has accordingly abstained, from voting on the proposed resolutions in the SGM Notice. As at the date of the SGM, GIC Private Limited was interested in 1,082,312,000 Shares, representing approximately 7.61% of the issued ordinary share capital of the Company, China Life Insurance Company Limited was interested in 174,375,000 Shares, representing approximately 1.23% of the issued ordinary share capital of the Company, and, to the best knowledge, information and belief of the Company, none of their respective close associates had any direct interest in the Shares. Therefore, the total number of shares issued by the Company entitling the holders thereof to attend and vote for or against the proposed resolutions at the SGM was 12,974,437,858 Shares. There were no restrictions on any other ordinary shareholders to cast votes on the resolutions proposed at the SGM.

The poll results of the SGM are set out as follows:

Ordinary Resolutions[#]		Number of Votes (%)		Passed by the Shareholders
1	Resolution in relation to the Share Purchase Agreement and the transactions contemplated thereunder	10,303,307,504 (100%)	0 (0%)	Yes
2	Resolution in relation to the Shareholders Agreements, Limited Partnership Agreement and the transactions contemplated thereunder	10,303,307,504 (100%)	0 (0%)	Yes

[#] *The full text of the resolutions are set out in the SGM Notice.*

Tricor Progressive Limited, the Company's branch share registrar and transfer office in Hong Kong, acted as scrutineer for the vote-taking at the SGM.

By order of the Board
Joy City Property Limited
Zhou Zheng
Chairman

Hong Kong, 9 September 2016

As at the date of this announcement, the Board comprises Mr. ZHOU Zheng (Chairman) as Executive Director; Mr. MA Jianping, Mr. MA Wangjun, Ms. JIANG Hua and Ms. WU Xiaohui as Non-executive Directors; and Mr. LAU Hon Chuen, Ambrose, GBS, JP, Mr. LAM Kin Ming, Lawrence and Mr. WU Kwok Cheung, MH as Independent Non-executive Directors.