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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)

DATE OF BOARD MEETING PROPOSED DECLARATION AND PAYMENT OF A SPECIAL DIVIDEND

This announcement is made by Joy City Property Limited (the “**Company**”) pursuant to Rule 13.43 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The Company hereby announces that a meeting of the board of directors (the “**Board**”) of the Company will be held on Wednesday, 7 December 2016 to consider the recommendation, declaration and payment of an interim dividend as a special arrangement to be determined by the Board (the “**Special Dividend**”).

The Company will make a further announcement after the Board meeting to set out the details of the Special Dividend, if approved by the Board.

As the proposed Special Dividend may or may not be approved by the Board at the Board meeting, and the other conditions for its declaration and payment may or may not be fulfilled, shareholders and potential investors of the Company are advised to exercise caution in dealing in the securities of the Company.

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

The PRC, 25 November 2016

As at the date of this announcement, the Board comprises Mr. ZHOU Zheng as the 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.