
THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

If you are in doubt as to any aspect of this circular or as to the action you should take, you should consult your stockbroker, bank manager, solicitor, professional accountant or other professional adviser.

If you have sold or transferred all your Shares in Joy City Property Limited, you should at once hand this circular together with the accompanying form of proxy to the purchaser or transferee or to the bank, stockbroker or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.

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JOY CITY PROPERTY LIMITED
大悦城地產有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 207)

**PROPOSALS FOR DECLARATION OF FINAL DIVIDEND;
RE-ELECTION OF DIRECTORS AND
GENERAL MANDATES TO
REPURCHASE SHARES AND TO ISSUE SHARES
AND
NOTICE OF ANNUAL GENERAL MEETING**

The Annual General Meeting is scheduled to be held at President Suite, World Trade Centre Club Hong Kong, 38th Floor, World Trade Centre, 280 Gloucester Road, Causeway Bay, Hong Kong on Friday, 1 June 2018 at 11:00 a.m.. A notice of the Annual General Meeting is set out on pages 17 to 21 of this circular. Whether or not you are able to attend the Annual General Meeting (or any adjournment thereof), please complete the form of proxy enclosed with this circular in accordance with the instructions printed thereon, and return it to the Company's branch share registrar and transfer office in Hong Kong, Tricor Progressive Limited, at Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong, as soon as possible but in any event by 11:00 a.m. (Hong Kong Time) on Wednesday, 30 May 2018 or not less than forty-eight (48) hours before the time appointed for holding the Annual General Meeting (or any adjournment thereof). Completion and return of the form of proxy will not preclude you from attending and voting in person at the Annual General Meeting (or any adjournment thereof) should you so wish.

13 April 2018

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DEFINITIONS

In this circular, the following expressions have the following meanings unless the context requires otherwise:

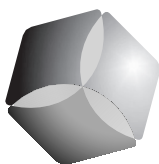
“2017 Annual Report”	annual report for the year ended 31 December 2017 of the Company;
“Annual General Meeting”	the annual general meeting of the Company (or any adjournment thereof) to be held on Friday, 1 June 2018 at 11:00 a.m., a notice of which is set out on pages 17 to 21 of this circular;
“Board”	the board of Directors;
“Bye-laws”	the bye-laws of the Company (as amended from time to time);
“close associate(s)”	shall have the meaning ascribed to it under the Listing Rules;
“Company”	Joy City Property Limited, a company incorporated in Bermuda with limited liability, the Shares of which are listed on the main board of the Stock Exchange;
“core connected person(s)”	shall have the meaning ascribed to it under the Listing Rules;
“CPS”	the non-redeemable convertible preference shares of HK\$0.10 each in the share capital of the Company;
“Director(s)”	director(s) of the Company;
“Final Dividend”	the proposed final dividend in respect of the year ended 31 December 2017;
“Group”	the Company and its subsidiaries;
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong;
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC;
“Issue Mandate”	the general and unconditional mandate proposed to be granted to the Directors to exercise all the powers of the Company to allot, issue and otherwise deal with new Shares not exceeding 20% of the aggregate nominal amount of the ordinary share capital of the Company in issue as at the date of passing of the resolution granting such mandate (as extended by adding to it the aggregate nominal amount of the ordinary share capital of the Company repurchased under the Repurchase Mandate), as set out in resolutions 10 and 11 in the notice of the Annual General Meeting;

DEFINITIONS

“Latest Practicable Date”	9 April 2018, being the latest practicable date prior to the printing of this circular for ascertaining certain information referred to in this circular;
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (as amended from time to time);
“PRC”	the People’s Republic of China, which for the purpose of this circular, excludes Hong Kong, the Macau Special Administrative Region of the PRC and Taiwan;
“Repurchase Mandate”	the general and unconditional mandate proposed to be granted to the Directors to exercise all the powers of the Company to purchase Shares up to a maximum of 10% of the aggregate nominal amount of the ordinary share capital of the Company in issue as at the date of passing of the resolution granting such mandate, as set out in resolution no. 9 in the notice of the Annual General Meeting;
“SFO”	the Securities and Futures Ordinance, Chapter 571 of the Laws of Hong Kong (as amended from time to time);
“Share(s)”	ordinary share(s) of HK\$0.10 each in the share capital of the Company;
“Shareholder(s)”	holder(s) of the Shares;
“Stock Exchange”	The Stock Exchange of Hong Kong Limited;
“Takeovers Code”	the Hong Kong Code on Takeovers and Mergers; and
“%”	per cent.

References to times and dates in this circular are to Hong Kong times and dates.

LETTER FROM THE BOARD



中糧
COFCO
自然之源 重塑你我

JOY CITY PROPERTY LIMITED **大悅城地產有限公司**

(Incorporated in Bermuda with limited liability)

(Stock Code: 207)

Executive Directors:

Mr. ZHOU Zheng (*Chairman*)

Mr. CAO Ronggen

Non-executive Directors:

Mr. JIANG Chao

Mr. ZENG Xianfeng

Mr. JIANG Yong

Independent Non-executive Directors:

Mr. LAU Hon Chuen, Ambrose, *GBS, JP*

Mr. LAM Kin Ming, Lawrence

Mr. WU Kwok Cheung, *MH*

Registered Office:

Clarendon House 2

Church Street

Hamilton HM 11

Bermuda

Principal Office in Hong Kong:

33/F., COFCO Tower

262 Gloucester Road

Causeway Bay

Hong Kong

13 April 2018

To the Shareholders and, for information only, the holders of the CPS

Dear Sir or Madam,

**PROPOSALS FOR DECLARATION OF FINAL DIVIDEND;
RE-ELECTION OF DIRECTORS AND
GENERAL MANDATES TO
REPURCHASE SHARES AND TO ISSUE SHARES
AND
NOTICE OF ANNUAL GENERAL MEETING**

1. INTRODUCTION

The purpose of this circular is to give you the notice of the Annual General Meeting, and information regarding the resolutions to be proposed at the Annual General Meeting relating to, among others, (a) the proposed declaration of final dividend; (b) the proposed re-election of Directors; and (c) the proposed granting to the Directors of general mandates to repurchase Shares and to issue new Shares.

LETTER FROM THE BOARD

2. ANNUAL GENERAL MEETING

The notice for convening the Annual General Meeting is set out on pages 17 to 21 of this circular. A form of proxy for the Annual General Meeting is enclosed with this circular. Whether or not you are able to attend the Annual General Meeting (or any adjournment thereof) in person, please complete the form of proxy enclosed with this circular in accordance with the instructions printed thereon, and return it to the Company's branch share registrar and transfer office in Hong Kong, Tricor Progressive Limited, at Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong as soon as possible but in any event not less than forty-eight (48) hours before the time appointed for holding the Annual General Meeting (or any adjournment thereof). Completion and return of a form of proxy will not preclude you from attending and voting at the Annual General Meeting (or any adjournment thereof) in person should you so wish.

The Annual General Meeting will be held on Friday, 1 June 2018. For determining the eligibility of the Shareholders to attend and vote at the Annual General Meeting, the register of members of the Company will be closed from Monday, 28 May 2018 to Friday, 1 June 2018, both days inclusive, during which period no transfer of Shares will be registered. In order to qualify for attending and voting at the Annual General Meeting, all transfer documents, accompanied by the relevant share certificate(s), must be lodged for registration with the Company's branch share registrar and transfer office in Hong Kong, Tricor Progressive Limited, at Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong no later than 4:30 p.m. on Friday, 25 May 2018.

Pursuant to Rule 13.39(4) of the Listing Rules, any vote of the Shareholders at a general meeting must be taken by poll except where the chairman of the general meeting, in good faith, decides to allow a resolution which relates purely to a procedural or administrative matter to be voted on by a show of hands. The chairman of the Annual General Meeting will therefore demand a poll for every resolution put to the vote of the Annual General Meeting pursuant to Bye-law 66.

The results of the poll will be published after the conclusion of the Annual General Meeting on the websites of the Stock Exchange and of the Company. The holders of CPS shall be entitled to receive notice and to attend the Annual General Meeting but the CPS shall not confer on their holders the right to vote at the Annual General Meeting, unless a resolution is to be proposed for the winding-up of the Company or a resolution is to be proposed which if passed would vary or abrogate the rights or privileges of the CPS or vary the restrictions to which the CPS are subject.

3. ADOPTION OF THE AUDITED CONSOLIDATED FINANCIAL STATEMENTS AND THE REPORTS OF DIRECTORS AND AUDITOR

The Company's 2017 Annual Report (including the audited consolidated financial statements and the reports of Directors and auditor for the year ended 31 December 2017) is sent together with this circular to the Shareholders on the same date. The audited consolidated financial statements of the Company for the year ended 31 December 2017 have been reviewed by the audit committee of the Board.

LETTER FROM THE BOARD

4. PROPOSED FINAL DIVIDEND

The Board had recommended the payment of a Final Dividend of HK4 cent per Share (2016: HK4 cent) for the year ended 31 December 2017. It is expected that the Final Dividend will be paid on Monday, 9 July 2018 to Shareholders whose names appear on the register of members of the Company on Wednesday, 20 June 2018 upon the approval of Shareholders at the Annual General Meeting to be held by the Company on Friday, 1 June 2018.

For the purposes of ascertaining Shareholders' entitlement to the proposed Final Dividend, the register of members of the Company will be closed from Thursday, 14 June 2018 to Wednesday, 20 June 2018, both days inclusive, during which period no transfer of Shares will be registered. In order to qualify for the proposed Final Dividend, all transfer documents, accompanied by the relevant share certificate(s), must be lodged for registration with the Company's branch share registrar and transfer office in Hong Kong, Tricor Progressive Limited, at Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong no later than 4:30 p.m. on Wednesday, 13 June 2018.

5. PROPOSED RE-ELECTION OF RETIRING DIRECTORS

Pursuant to Bye-law 83(2), the Directors shall have the power from time to time and at any time to appoint any person as a Director either to fill a casual vacancy on the Board or, subject to authorisation by the Shareholders in general meeting, as an addition to the existing Board but so that the number of Directors so appointed shall not exceed any maximum number determined from time to time by the Shareholders in general meeting. Any Director appointed by the Board to fill a casual vacancy shall hold office until the first general meeting after his appointment and be subject to re-election at such meeting and any Director appointed by the Board as an addition to the existing Board shall hold office only until the next following annual general meeting and shall then be eligible for re-election.

In this regard, Mr. JIANG Yong, who was appointed as a Director on 8 March 2018, shall retire from office and, being eligible, offer himself for re-election at the Annual General Meeting.

Pursuant to Bye-law 84(1), at each annual general meeting one-third of the Directors for the time being (or, if their number is not a multiple of three (3), the number nearest to but not less than one-third) shall retire from office by rotation provided that every Director shall be subject to retirement at least once every three years. Pursuant to Bye-law 84(2), a retiring Director shall be eligible for re-election and shall continue to act as a Director throughout the meeting at which he retires. The Directors to retire by rotation shall include (so far as necessary to ascertain the number of directors to retire by rotation) any Director who wishes to retire and not to offer himself for re-election. Any further Directors so to retire shall be those of the other Directors subject to retirement by rotation who have been longest in office since their last re-election or appointment.

In this regard, Mr. ZHOU Zheng, Mr. JIANG Chao and Mr. LAU Hon Chuen, Ambrose, *GBS, JP* shall retire from office and, being eligible, offer themselves for re-election at the Annual General Meeting.

Mr. LAU Hon Chuen, Ambrose, *GBS, JP*, has served on the Board for more than 9 years. As an independent non-executive Director, Mr. LAU has expressed objective views and exercised independent judgments in fulfilling his duties to the Company during his directorship, and he continues demonstrating a

LETTER FROM THE BOARD

firm commitment to his roles. The nomination committee of the Board considers that the long service of Mr. LAU would not affect his exercise of independent judgments and is satisfied that Mr. LAU has the required character, integrity and experience to continue fulfilling the role of an independent non-executive Director. On 12 March 2018, taking into account the view of the nomination committee of the Board, the Board considered that the re-election of Mr. LAU as independent non-executive Director is in the best interest of the Company and Shareholders as a whole, and recommended Mr. LAU to stand for election as independent non-executive Director at the Annual General Meeting.

Information of Mr. ZHOU Zheng, Mr. JIANG Chao, Mr. LAU Hon Chuen, Ambrose, *GBS, JP* and Mr. JIANG Yong including their biographical details are set out in Appendix I to this circular.

6. DIRECTORS' REMUNERATION

A proposal shall be put forward for the Shareholders to authorize the Board to fix the Directors' remuneration.

7. RE-APPOINTMENT OF AUDITOR

The Board (which agreed to the view of the audit committee of the Board) recommended that, subject to the approval of the Shareholders at the Annual General Meeting, Deloitte Touche Tohmatsu be re-appointed as the auditor of the Company.

8. PROPOSED GENERAL MANDATE TO REPURCHASE SHARES

At the annual general meeting of the Company held on 2 June 2017, a general mandate was given to the Directors to exercise all the powers of the Company to repurchase its own Shares on the Stock Exchange up to 10% of the aggregate nominal amount of the ordinary share capital of the Company in issue as at the date of passing the relevant resolution. Such mandate will lapse at the conclusion of the Annual General Meeting.

An ordinary resolution will therefore be proposed at the Annual General Meeting to approve the granting of the Repurchase Mandate to the Directors to repurchase Shares. The aggregate nominal amount of Shares to be purchased pursuant to the Repurchase Mandate shall not exceed 10% of the aggregate nominal amount of the ordinary share capital of the Company in issue as at the date of passing the relevant resolution.

As at the Latest Practicable Date, the issued ordinary share capital of the Company comprised 14,231,124,858 Shares. Subject to the passing of the proposed resolutions and on the basis that there will be no change in respect of the issued ordinary share capital of the Company between the Latest Practicable Date and the date of the Annual General Meeting where the relevant resolution is proposed to be passed, the maximum number of Shares which can be repurchased pursuant to the Repurchase Mandate will be 1,423,112,485 Shares, representing 10% of the issued ordinary share capital of the Company as at the Latest Practicable Date.

LETTER FROM THE BOARD

In accordance with the Listing Rules, the Company is required to send to the Shareholders an explanatory statement containing all the information reasonably necessary to enable the Shareholders to make an informed decision on whether to vote for or against the resolution to approve the repurchase by the Company of its own Shares. The explanatory statement required by the Listing Rules is set out in Appendix II to this circular.

9. PROPOSED GENERAL MANDATE TO ISSUE SHARES

At the annual general meeting of the Company held on 2 June 2017, a general mandate was given to the Directors to exercise all the powers of the Company to allot, issue and deal with Shares not exceeding 20% of the aggregate nominal amount of the ordinary share capital of the Company in issue as at the date of passing the relevant resolution. Such mandate will lapse at the conclusion of the Annual General Meeting.

At the Annual General Meeting, resolutions will be proposed granting to the Directors the Issue Mandate to allot, issue and deal with Shares not exceeding 20% of the aggregate nominal amount of the ordinary share capital of the Company in issue as at the date of passing the relevant resolution, and adding to such general mandate so granted to the Directors an amount equal to the aggregate nominal amount of Shares repurchased by the Company pursuant to the Repurchase Mandate. The Directors have no present intention to exercise the general mandate to issue Shares if such mandate is granted.

As at the Latest Practicable Date, the issued ordinary share capital of the Company comprised 14,231,124,858 Shares. Subject to the passing of the proposed resolutions and on the basis that there will be no change in respect of the issued ordinary share capital of the Company between the Latest Practicable Date and the date of the Annual General Meeting where the relevant resolution is proposed to be passed, the Company would be allowed to issue a maximum of 2,846,224,971 Shares, representing 20% of the issued ordinary share capital of the Company as at the Latest Practicable Date, which may be increased by the number of Shares which may be repurchased pursuant to the Repurchase Mandate.

The Repurchase Mandate and Issue Mandate will continue in force until whichever is the earliest of: (i) the conclusion of the next annual general meeting of the Company; (ii) the expiration of the period within which the next annual general meeting of the Company is required by the Bye-laws or any applicable law to be held; and (iii) the date on which the authority set out in the resolution is revoked or varied by way of an ordinary resolution passed by the Shareholders in a general meeting. The existing mandates granted to the Directors to issue and to repurchase Shares shall expire at the conclusion of the Annual General Meeting. With reference to the Repurchase Mandate and the Issue Mandate, the Directors wish to state that they have no immediate plan to repurchase any Shares or issue any Shares pursuant thereto, if such mandate is granted.

LETTER FROM THE BOARD

10. RECOMMENDATIONS

The Directors consider that the above proposals are in the best interests of the Company and the Shareholders as a whole. Accordingly, the Directors recommend that all Shareholders vote in favour of the resolutions to be proposed at the Annual General Meeting.

Yours faithfully,
For and on behalf of
JOY CITY PROPERTY LIMITED
ZHOU Zheng
Chairman

APPENDIX I PARTICULARS OF THE RETIRING DIRECTORS PROPOSED TO BE RE-ELECTED AT THE ANNUAL GENERAL MEETING

As required by the Listing Rules, the following are the particulars of the retiring Directors proposed to be re-elected at the Annual General Meeting.

EXECUTIVE DIRECTOR:

Mr. ZHOU Zheng, aged 55, was appointed as an executive Director with effect from 28 August 2012. He was also appointed as the chairman of the Board and chairman of the nomination committee and resigned as a member of the Remuneration Committee since 19 December 2013, the chairman of the executive committee since 26 August 2014, and the general manager of the Company with effect from 17 February 2016 and subsequently resigned on 23 May 2017.

Mr. ZHOU is the chairman of COFCO Property (Group) Co., Ltd. (中糧地產(集團)股份有限公司) (“COFCO Property”) (stock code: 000031), a company listed on the Shenzhen Stock Exchange, and a vice president of COFCO Corporation (中糧集團有限公司) (“COFCO Corporation”). He was the general manager of COFCO Property from June 2008 to January 2011. Prior to joining COFCO Property, he had held various management positions and directorships with the packaging business of COFCO Corporation. He was a non-executive director of CPMC Holdings Limited (stock code: 00906), a company listed on the Main Board of the Stock Exchange from June 2008 to February 2016.

Mr. ZHOU is a qualified senior engineer in the PRC and has over 20 years of experience in corporate management. Currently, he is a council member of the China Real Estate Association. In February 2007, he was awarded the Governmental Special Allowance by the State Council of the PRC for his outstanding contribution to the development of the packaging industry in the PRC.

Mr. ZHOU received a bachelor’s degree in Aeronautical Machinery Processing from Nanchang Institute of Aeronautical Technology (now known as Nanchang Hangkong University) in the PRC in July 1983 and a master’s degree in Aeronautical and Aerospace Manufacturing Engineering from Beijing University of Aeronautics & Astronautics in the PRC in March 1992.

Save as disclosed above, Mr. ZHOU does not have any relationship with any Directors, senior management, or any substantial or controlling shareholders (as defined in the Listing Rules) of the Company, and did not hold any directorship in other public companies the securities of which are listed on any securities market in Hong Kong or overseas in the last three years prior to the Latest Practicable Date.

As at the Latest Practicable Date, Mr. ZHOU does not have any interests in any Shares, underlying Shares or debentures of the Company and its associated corporations within the meaning of Part XV of the SFO.

A letter of appointment was entered into between Mr. ZHOU and the Company pursuant to which he was appointed as an executive director, a member of nomination committee, a member of executive committee and an authorized representative of the Company for a term of three years commencing from 25 August 2015. He is not entitled to any emolument for his directorship in the Company unless otherwise determined by the Board according to the recommendation of the remuneration committee of the Company

APPENDIX I PARTICULARS OF THE RETIRING DIRECTORS PROPOSED TO BE RE-ELECTED AT THE ANNUAL GENERAL MEETING

with reference to his job complexity, workload and responsibilities with the Company and the remuneration policy of the Company from time to time. He is also subject to the provisions on retirement by rotation and re-election of Directors in accordance with the Bye-laws and the Listing Rules.

Save as disclosed above, the Board is not aware of any other information which needs to be disclosed pursuant to any of the requirements set out in Rules 13.51(2) of the Listing Rules nor any other matters relating to Mr. ZHOU that need to be brought to the attention of the Shareholders.

NON-EXECUTIVE DIRECTORS:

Mr. JIANG Chao, aged 59, was appointed as a non-executive Director with effect from 16 January 2017.

Mr. JIANG joined COFCO Corporation in June 1994 and had served in various positions. He was a general manager of training division of human resources department of COFCO Corporation from August 2000 to October 2007, a deputy director of human resources department of COFCO Corporation from October 2006 to October 2007, a deputy general manager of China Agri-Industries Limited (“China Agri-Industries”) and the general manager of human resources department of China Agri-Industries Limited from October 2007 to January 2014, and a deputy general manager of COFCO Trading Limited from January 2014 to October 2016 and is a director of COFCO Womai.com Investment Limited from November 2016. He is a director of COFCO Property (Stock Code: 000031), a company listed on the Shenzhen Stock Exchange from May 2017.

Mr. JIANG holds an Executive Master Of Business Administration from Cheung Kong Graduate School of Business in the PRC (中國長江商學院) in 2007.

Save as disclosed above, Mr. JIANG does not have any relationship with any Directors, senior management, or any substantial or controlling shareholders (as defined in the Listing Rules) of the Company, and did not hold any directorship in other public companies the securities of which are listed on any securities market in Hong Kong or overseas in the last three years prior to the Latest Practicable Date.

As at the Latest Practicable Date, Mr. JIANG does not have any interests in any shares, underlying shares or debentures of the Company and its associated corporations within the meaning of Part XV of the SFO.

A letter of appointment was entered into between Mr. JIANG and the Company pursuant to which he was appointed for a term of three years as a non-executive Director commencing from 16 January 2017. He is not entitled to any emolument for his directorship in the Company unless otherwise determined by the Board according to the recommendation of the remuneration committee of the Company with reference to his job complexity, workload and responsibilities with the Company and the remuneration policy of the Company from time to time. He is also subject to the provisions on retirement by rotation and re-election of Directors in accordance with the Bye-laws and the Listing Rules.

APPENDIX I PARTICULARS OF THE RETIRING DIRECTORS PROPOSED TO BE RE-ELECTED AT THE ANNUAL GENERAL MEETING

Save as disclosed above, the Board is not aware of any other information which needs to be disclosed pursuant to any of the requirements set out in Rules 13.51(2) of the Listing Rules nor any other matters relating to Mr. JIANG that need to be brought to the attention of the Shareholders.

Mr. JIANG Yong, aged 55, was appointed as a non-executive Director with effect from 8 March 2018.

Mr. JIANG joined COFCO Corporation in November 2005 and had served in various positions, including a deputy general manager of the corn processing division of China Cereals, Oils and Foodstuffs (Group) Company Limited (中國糧油食品(集團)有限公司) (renamed as COFCO Corporation), a general manager of Guangxi company of China Agri-Industries Holdings Limited (“China Agri-Industries”), a deputy general manager of production management office of China Agri-Industries, a general manager of production management department of China Agri-Industries, a general manager of production research & development and quality safety management department of China Agri-Industries, a chief engineer of China Agri-Industries, a chief engineer and a general manager of project management department of COFCO Trading Company Limited (中糧貿易有限公司), a secretary of the commission for discipline inspection and a special commissioner of audit of China Agri-Industries, and a deputy general manager and a party committee (黨委委員) of COFCO Fat Specialized Company (中糧油脂專業化公司). Mr. Jiang is a professor-level senior engineer who enjoys the allowance of the State Council of the PRC. Mr. Jiang holds a degree from Shenyang Industrial College (renamed as Shenyang Ligong University) in 1983.

Save as disclosed above, Mr. JIANG does not have any relationship with any Director, senior management, or any substantial or controlling shareholders (as defined in the Listing Rules) of the Company, and did not hold any directorship in other public companies the securities of which are listed on any securities market in Hong Kong or overseas in the last three years prior to the Latest Practicable Date.

As at the Latest Practicable Date, Mr. JIANG, had an interest in 300,000 Shares and 50,000 shares of China Foods Limited (stock code: 506), an associated corporation. Save as disclosed above, as at the Latest Practicable Date, he did not have any other interests in the shares, underlying shares or debentures of the Company and its associated corporations within the meaning of Part XV of the SFO.

A letter of appointment was entered into between Mr. JIANG and the Company pursuant to which he was appointed for a term of three years as a non-executive Director commencing from 8 March 2018. He is not entitled to any emolument for his directorship in the Company unless otherwise determined by the Board according to the recommendation of the remuneration committee of the Company with reference to his job complexity, workload and responsibilities with the Company and the remuneration policy of the Company from time to time. He is also subject to the provisions on retirement by rotation and re-election of Directors in accordance with the Bye-laws and the Listing Rules.

Save as disclosed above, the Board is not aware of any other information which needs to be disclosed pursuant to any of the requirements set out in Rules 13.51(2) of the Listing Rules nor any other matters relating to Mr. JIANG that need to be brought to the attention of the Shareholders.

APPENDIX I PARTICULARS OF THE RETIRING DIRECTORS PROPOSED TO BE RE-ELECTED AT THE ANNUAL GENERAL MEETING

INDEPENDENT NON-EXECUTIVE DIRECTOR:

Mr. LAU Hon Chuen, Ambrose, *GBS, JP*, aged 70, was appointed as an independent non-executive Director with effect from 2 August 1995. He is currently the chairman of each of the Audit Committee and the Remuneration Committee, and a member of the Nomination Committee.

The table below sets out Mr. LAU's directorships in a number of companies listed on the Main Board of the Stock Exchange:

Name of the listed companies	Stock code	Position
China Jinmao Holdings Group Limited	00817	independent non-executive director
Glorious Sun Enterprises Limited	00393	independent non-executive director
Yuexiu Transport Infrastructure Limited	01052	independent non-executive director
Yuexiu Property Company Limited	00123	independent non-executive director
Brightoil Petroleum (Holdings) Limited	00933	independent non-executive director
The People's Insurance Company (Group) of China Limited	01339	independent non-executive director

Mr. LAU is also a director of OCBC Wing Hang Bank, Limited, OCBC Wing Hang Bank (China) Company Limited, Bank of China Group Insurance Company Limited, BOC Group Life Assurance Company Limited, Nanyang Commercial Bank, Limited, Cinda Financial Holdings Co., Limited, Chu & Lau Nominees Limited, Sun Hon Investment and Finance Limited, Wydoff Limited, Wytex Limited, Helicoil Limited, Wyman Investments Limited, Trillions Profits Nominees & Secretaries Services Limited and Porex Limited. He served as the chairman of the Central and Western District Board from 1988 to 1994, the president of the Law Society of Hong Kong from 1992 to 1993, a member of the Bilingual Laws Advisory Committee from 1988 to 1997 and a member of the Legislative Council of Hong Kong from 1995 to 2004 (from 1997 to 1998, he was a member of the Provisional Legislative Council). He has served as a Standing Committee Member of the 10th, 11th and 12th National Committee of the Chinese People's Political Consultative Conference.

Mr. LAU obtained a Bachelor of Laws Degree from University of London in 1969. He is a Solicitor of the High Court of Hong Kong, a China-Appointed Attesting Officer and a Notary Public. He is the senior partner of Messrs. Chu & Lau, Solicitors & Notaries.

Save as disclosed above, Mr. LAU does not have any relationship with any Director, senior management, or any substantial or controlling shareholders (as defined in the Listing Rules) of the Company, and did not hold any directorship in other public companies the securities of which are listed on any securities market in Hong Kong or overseas in the last three years prior to the Latest Practicable Date.

As at the Latest Practicable Date, Mr. LAU does not have any interests in the shares, underlying shares or debentures of the Company and its associated corporations within the meaning of Part XV of the SFO.

**APPENDIX I PARTICULARS OF THE RETIRING DIRECTORS PROPOSED
TO BE RE-ELECTED AT THE ANNUAL GENERAL MEETING**

A service contract was entered into between Mr. LAU, and the Company pursuant to which, among other things, the term of his office as an independent non-executive Director will be three years. His remuneration as an independent non-executive Director is HK\$150,000 for the period from 1 January 2017 to 30 June 2017 and HK\$175,000 for the period from 1 July 2017 to 31 December 2017 respectively with an additional fee of HK\$5,000 for each extra meeting or each extra set of written resolutions (other than the minimum number of regular board meetings per year required, from time to time, by the Listing Rules or if applicable the laws of Bermuda) which shall require his attendance, undertaking or participation, provided that such extra meeting or such extra set of written resolutions resolves or considers one or more of the following matters: (i) a notifiable transaction (Chapter 14 of the Listing Rules); (ii) a connected transaction (Chapter 14A of the Listing Rules); (iii) any material matters or events required to be disclosed under Chapter 13 of the Listing Rules; and/or (iv) a transaction falling under the Takeovers Code. He is subject to the provisions on retirement by rotation and re-election of Directors in accordance with the Bye-laws and the Listing Rules. For the year ended 31 December 2017, Mr. LAU received total emoluments of HK\$390,000.

Save as disclosed above, the Board is not aware of any other information which needs to be disclosed pursuant to any of the requirements set out in Rule 13.51(2) of the Listing Rules nor any other matters relating to Mr. LAU, that need to be brought to the attention of the shareholders of the Company.

APPENDIX II EXPLANATORY STATEMENT ON THE REPURCHASE MANDATE

This appendix serves as the explanatory statement required to be sent to Shareholders by the Listing Rules in connection with the proposed Repurchase Mandate.

At the Annual General Meeting, an ordinary resolution will be proposed that the Directors be given a general and unconditional mandate to exercise all powers of the Company to repurchase Shares representing up to a maximum of 10% of the aggregate amount of the issued ordinary share capital of the Company on the date of the Annual General Meeting where the relevant resolution is proposed to be passed.

NUMBER OF SHARES PROPOSED TO BE REPURCHASED

As at the Latest Practicable Date, the number of Shares in the issued ordinary share capital of the Company was 14,231,124,858 Shares. Subject to the passing of the proposed resolution and on the basis that there will be no change in respect of the issued ordinary share capital of the Company between the Latest Practicable Date and the date of the Annual General Meeting where the relevant resolution is proposed to be passed, the Company would be allowed to repurchase a maximum of 1,423,112,485 Shares, being 10% of the issued ordinary share capital of the Company as at the Latest Practicable Date.

REASONS FOR REPURCHASES

The Directors believe that it is in the best interests of the Company and its Shareholders to have a general authority from Shareholders to enable the Directors to repurchase Shares on the market. Depending on market conditions and funding arrangements at the time, repurchases of Shares may enhance the Company's net asset value and/or earnings per Share. Shareholders can be assured that the Directors would only make such purchases in circumstances where they consider the purchases to be in the best interests of the Company and its Shareholders, and where the Shares can be purchased on favourable terms.

IMPACT ON WORKING CAPITAL

On the basis of the Company's financial position as at the Latest Practicable Date, if the Repurchase Mandate was exercised in full at any time during the proposed repurchase period, there would be no material adverse effect on the working capital requirements of the Company or the gearing levels as compared with the most recent published audited accounts of the Group as at 31 December 2017.

FUNDING OF REPURCHASES

The Company is empowered by its memorandum of association and Bye-laws to purchase its Shares. In repurchasing Shares, the Company may only apply funds legally available for such purpose in accordance with its memorandum of association and Bye-laws and the laws of Bermuda. The Directors propose that the repurchase of Shares under the Repurchase Mandate will be financed from distributable profits or proceeds of a fresh issue of ordinary shares of the Company and its subsidiaries made for the purpose of funding the repurchase.

APPENDIX II EXPLANATORY STATEMENT ON THE REPURCHASE MANDATE

DIRECTORS, THEIR CLOSE ASSOCIATES AND CORE CONNECTED PERSONS

None of the Directors, nor, to the best of the knowledge and belief of the Directors having made all reasonable enquiries, any close associates of the Directors, have any present intention, in the event that the proposal is approved by Shareholders, to sell Shares to the Company. No persons who are core connected persons of the Company have notified the Company that they have a present intention to sell Shares to the Company nor have they undertaken not to sell any of the Shares held by them to the Company in the event that the Repurchase Mandate is approved by the Shareholders.

UNDERTAKING

The Board has undertaken to the Stock Exchange that, so far as the same may be applicable, it will exercise the proposed Repurchase Mandate only in accordance with the Listing Rules, all applicable laws of Bermuda and the regulations set out in the memorandum of association of the Company and Bye-laws.

CONTROLLING SHAREHOLDER

If as a result of a share repurchase by the Company, a Shareholder's proportionate interest in the voting rights of the Company increases, such increase will be treated as an acquisition for the purpose of the Takeovers Code. Accordingly a Shareholder, or a group of Shareholders acting in concert (within the meaning under the Takeovers Code), depending on the level of increase of its or their interests, could obtain or consolidate control of the Company and thereby become obliged to make mandatory offer in accordance with Rules 26 or 32 of the Takeovers Code.

As at the Latest Practicable Date, to the best of the knowledge and belief of the Directors, COFCO (Hong Kong) Limited ("COFCO (HK)"), which held 66.76% of the issued ordinary share capital of the Company, was the only substantial Shareholder holding 10% or more of the issued ordinary share capital of the Company. In the event that the Directors exercised in full the power to repurchase Shares pursuant to the Repurchase Mandate and assuming the present shareholding structure of the Company remains the same, the shareholding of COFCO (HK) in the Company would be increased to approximately 74.18% of the issued ordinary share capital of the Company. The Directors believe that such an increase is not expected to give rise to an obligation on COFCO (HK) to make a mandatory offer under Rule 26 or 32 of the Takeovers Code. The Directors have no present intention to exercise the Repurchase Mandate to such an extent so that a general offer obligation is triggered, or so that the Company is not able to maintain the minimum prescribed public float.

APPENDIX II EXPLANATORY STATEMENT ON THE REPURCHASE MANDATE

SHARE PRICES

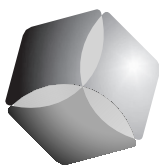
During each of the 12 months preceding the Latest Practicable Date, the highest and lowest traded prices of the Shares on the Stock Exchange were as follows:

Month	Per Share	
	Highest <i>HK\$</i>	Lowest <i>HK\$</i>
2017		
April	1.26	1.12
May	1.25	1.16
June	1.24	1.10
July	1.24	1.14
August	1.46	1.12
September	1.61	1.29
October	1.51	1.34
November	1.37	1.15
December	1.29	1.15
2018		
January	1.55	1.19
February	1.39	1.14
March	1.44	1.25
April (Up to and including the Latest Practicable Date)	1.43	1.26

REPURCHASES OF SHARES MADE BY THE COMPANY

The Company has not repurchased any of the Shares (whether on the Stock Exchange or otherwise) in the six months preceding the Latest Practicable Date.

NOTICE OF ANNUAL GENERAL MEETING



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JOY CITY PROPERTY LIMITED **大悦城地產有限公司**

(Incorporated in Bermuda with limited liability)

(Stock Code: 207)

NOTICE IS HEREBY GIVEN that the annual general meeting of Joy City Property Limited (the “Company”) will be held at President Suite, World Trade Centre Club Hong Kong, 38th Floor, World Trade Centre, 280 Gloucester Road, Causeway Bay, Hong Kong on Friday, 1 June 2018 at 11:00 a.m. (Hong Kong time) to consider the following matters as ordinary business and, if thought fit, to pass the following as **ORDINARY RESOLUTIONS**:

1. To consider and adopt the audited consolidated financial statements of the Company for the year ended 31 December 2017 together with the reports of the directors of the Company (the “Directors”) and auditor.
2. To approve the declaration and payment of a Final Dividend of HK4 cent per ordinary share of the Company in respect of the year ended 31 December 2017.
3. To re-elect Mr. ZHOU Zheng, as an executive Director.
4. To re-elect Mr. JIANG Chao, as a non-executive Director.
5. To re-elect Mr. JIANG Yong, as a non-executive Director.
6. To re-elect Mr. LAU Hon Chuen, Ambrose, *GBS, JP*, as an independent non-executive Director.
7. To authorize the board of directors of the Company (the “Board”) to fix the remuneration of the Directors.
8. To re-appoint Deloitte Touche Tohmatsu as the auditor of the Company and to authorize the Board to fix its remuneration.

and as special business to consider and, if thought fit, to pass with or without amendments the following resolutions as **ORDINARY RESOLUTIONS**:

9. **“THAT:**
 - (a) subject to paragraph (b) of this resolution, the exercise by the Directors during the Relevant Period (as hereinafter defined) of all the powers of the Company to repurchase or otherwise acquire ordinary shares of the Company (the “Shares”) on The Stock

NOTICE OF ANNUAL GENERAL MEETING

Exchange of Hong Kong Limited (the “Stock Exchange”) or on any other stock exchange on which the Shares may be listed and which is recognized by the Securities and Future Commission and the Stock Exchange for this purpose, subject to and in accordance with all applicable laws and the requirements of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited or of any other stock exchange (as applicable) as amended from time to time, be and is hereby generally and unconditionally approved;

- (b) the aggregate nominal amount of the Shares which the Company is authorized to repurchase or otherwise acquire pursuant to the approval in paragraph (a) of this resolution during the Relevant Period shall not exceed 10% of the aggregate nominal amount of the ordinary share capital of the Company in issue as at the date of passing this resolution and this approval shall be limited accordingly; and
- (c) for the purposes of this resolution:

“Relevant Period” means the period from the passing of this resolution until whichever is the earliest of:

- (i) the conclusion of the next annual general meeting of the Company;
- (ii) the expiration of the period within which the next annual general meeting of the Company is required by the bye-laws of the Company or any applicable law to be held; and
- (iii) the date on which the authority set out in this resolution is revoked or varied by way of ordinary resolution passed by ordinary shareholders of the Company in a general meeting.”

10. **“THAT:**

- (a) subject to paragraph (c) of this resolution, the exercise by the Directors during the Relevant Period (as hereinafter defined) of all the powers of the Company to allot, issue and otherwise deal with additional Shares in the capital of the Company and to make or grant offers, agreements and options (including securities convertible into Shares) which might require the exercise of such powers be and is hereby generally and unconditionally approved;
- (b) the approval in paragraph (a) of this resolution shall authorize the Directors during the Relevant Period to make or grant offers, agreements and options (including securities convertible into Shares) which would or might require the exercise of such powers after the end of the Relevant Period;

NOTICE OF ANNUAL GENERAL MEETING

- (c) the aggregate nominal amount of ordinary share capital allotted, issued or otherwise dealt with, or agreed conditionally or unconditionally to be allotted, issued or otherwise dealt with (whether pursuant to an option or otherwise) by the Directors pursuant to the approval in paragraphs (a) and (b) of this resolution, otherwise than pursuant to:
- (i) a Rights Issue (as hereinafter defined);
 - (ii) the exercise of rights of subscription or conversion under the terms of any warrants to be issued by the Company or any securities which are convertible into Shares;
 - (iii) the exercise of rights of subscription under any share option scheme or similar arrangement of the Company;
 - (iv) any scrip dividend or similar arrangement providing for the allotment and issue of Shares in lieu of the whole or part of a dividend on Shares in accordance with the bye-laws of the Company; or
 - (v) a specific authority granted by the ordinary shareholders of the Company in general meeting;

shall not exceed 20% of the aggregate nominal amount of the ordinary share capital of the Company in issue as at the date of the passing of this resolution and this approval shall be limited accordingly; and

- (d) for the purposes of this resolution:

“Relevant Period” means the period from the passing of this resolution until whichever is the earliest of:

- (i) the conclusion of the next annual general meeting of the Company;
- (ii) the expiration of the period within which the next annual general meeting of the Company is required by the bye-laws of the Company or any applicable law to be held; and
- (iii) the date on which the authority set out in this resolution is revoked or varied by way of ordinary resolution passed by ordinary shareholders of the Company in a general meeting.

“Rights Issue” means an offer of Shares or an issue of options, warrants or other securities giving the right to subscribe for Shares, open for a period fixed by the Directors to holders of Shares on the register of members of the Company on a fixed record date in proportion to their then holdings of such Shares (subject to such exclusions or other arrangements as the Directors may deem necessary or expedient in

NOTICE OF ANNUAL GENERAL MEETING

relation to fractional entitlements or having regard to any restrictions or obligations under the laws of, or the requirements of any recognized regulatory body or any stock exchange in, any territory outside Hong Kong).”

11. “**THAT** conditional upon the passing of the resolutions set out in paragraphs 9 and 10 of the notice convening this meeting, the general mandate granted to the Directors to allot, issue and otherwise deal with additional Shares pursuant to resolution numbered 10 set out above be and is hereby extended by the addition thereto of an amount representing the aggregate nominal amount of the ordinary share capital of the Company repurchased or otherwise acquired by the Company under the authority granted pursuant to resolution numbered 9 set out above, provided that such extended amount shall not exceed 10% of the aggregate nominal amount of the ordinary share capital of the Company in issue as at the date of passing this resolution.”

By Order of the Board
JOY CITY PROPERTY LIMITED
ZHOU Zheng
Chairman

13 April 2018

Notes:

- (i) For determining the eligibility of the Shareholders to attend and vote at the Annual General Meeting, the register of members of the Company will be closed from Monday, 28 May 2018 to Friday, 1 June 2018, both days inclusive. In order to qualify for attending and voting at the annual general meeting, all transfer documents should be lodged for registration with the Company’s branch share registrar and transfer office in Hong Kong, Tricor Progressive Limited, at Level 22, Hopewell Centre, 183 Queen’s Road East, Hong Kong on or before 4:30 p.m., Friday, 25 May 2018.
- (ii) For the purposes of ascertaining Shareholders’ entitlement to the proposed Final Dividend, the register of members of the Company will be closed from Thursday, 14 June 2018 to Wednesday, 20 June 2018, both days inclusive, during which period no transfer of Shares will be registered. In order to qualify for the proposed Final Dividend, all transfer documents, accompanied by the relevant share certificate(s), must be lodged for registration with the Company’s branch share registrar and transfer office in Hong Kong, Tricor Progressive Limited, at Level 22, Hopewell Centre, 183 Queen’s Road East, Hong Kong no later than 4:30 p.m. on Wednesday, 13 June 2018.
- (iii) Any member entitled to attend and vote at a general meeting of the Company shall be entitled to appoint another person as his proxy to attend and vote instead of him. A member who is the holder of two or more Shares may appoint more than one proxy to represent him and vote on his behalf at a general meeting of the Company or at a class meeting. A proxy need not be a member. In addition, a proxy or proxies representing either a member who is an individual or a member which is a corporation shall be entitled to exercise the same powers on behalf of the member which he or they represent as such member could exercise.
- (iv) Where there are joint holders of any Share any one of such joint holders may vote, either in person or by proxy, in respect of such Share as if he were solely entitled thereto, but if more than one of such joint holders be present (whether in person or by proxy) at any meeting the vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders, and for this purpose seniority shall be determined by the order in which the names stand in the register of members of the Company in respect of the joint holding. Several executors or administrators of a deceased member in whose name any share stands shall be deemed joint holders thereof.

NOTICE OF ANNUAL GENERAL MEETING

- (v) The instrument appointing a proxy shall be in writing under the hand of the appointor or of his attorney duly authorized in writing or, if the appointor is a corporation, either under its common seal or under the hand of an officer, attorney or other person authorized to sign the same. In the case of an instrument of proxy purporting to be signed on behalf of a corporation by an officer thereof it shall be assumed, unless the contrary appears, that such officer was duly authorized to sign such instrument of proxy on behalf of the corporation without further evidence of the fact.
- (vi) In order to be valid, the instrument appointing a proxy and the power of attorney or other authority (if any) under which it is signed, or a certified copy thereof (certified by either a notary public or a solicitor qualified to practice in Hong Kong) must be lodged at the Company's branch share registrar and transfer office in Hong Kong, Tricor Progressive Limited, at Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong by 11:00 a.m. (Hong Kong Time) on Wednesday, 30 May 2018 or not less than forty-eight (48) hours before the time appointed for holding the general meeting (or any adjournment thereof).
- (vii) Delivery of an instrument appointing a proxy shall not preclude a member from attending and voting in person at the meeting convened should he so wish and in such event, the instrument appointing a proxy shall be deemed to be revoked.
- (viii) Pursuant to the Company's bye-law 66, the voting at the annual general meeting shall be taken by poll.
- (ix) In this notice, reference to one gender include all genders and reference to the singular include the plural and vice versa.

As at the date of this notice, the Board comprises Mr. ZHOU Zheng (Chairman) and Mr. CAO Ronggen as Executive Directors; Mr. JIANG Chao, Mr. ZENG Xianfeng and Mr. JIANG Yong 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.