



**Private & Confidential**

24 October 2025

The Board of Directors  
Joy City Property Limited  
33/F, COFCO Tower,  
262 Gloucester Road,  
Causeway Bay, Hong Kong

Dear Sirs,

**Joy City Property Limited (the "Company") and its subsidiaries**  
**Proposed shares buy-back of the Company by way of a scheme of arrangement under section 99 of the Companies Act and proposed withdrawal of listing of the Company**

We hereby consent and confirm that we have not withdrawn our consent to (i) the issue of the scheme document dated 24 October 2025 (the "Scheme Document") in connection with the proposed share buy-back of the Company by way of a scheme of arrangement under section 99 of the Companies Act and proposed withdrawal of listing of the Company, our independent reporting accountants' assurance report on the compilation of unaudited pro forma financial information of the Company in the Scheme Document and the references thereto and to ourselves, in the form and context in which they are included and (ii) this letter being made available for inspection as described in the Scheme Document.

Yours faithfully,

SHINEWING (HK) CPA Limited  
Certified Public Accountants

Hong Kong