



TAI SANG LAND DEVELOPMENT LIMITED

大生地產發展有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 89)

Proxy form for use at the Annual General Meeting to be held at 2:30 p.m. on 23rd May, 2011

I/We ^(note 1) _____
of _____
being the registered holder(s) of _____ shares ^(note 2) of HK\$1.00 each in the capital of
TAI SANG LAND DEVELOPMENT LIMITED ("the Company"), HEREBY APPOINT THE CHAIRMAN OF THE MEETING
or ^(note 3) _____
of _____
as my/our proxy to attend and vote for me/us at the Annual General Meeting (the "AGM") of the Company to be held at Conference
Room 2101, PwC Executive Conference Centre, 21/F, Edinburgh Tower, 15 Queen's Road Central, Hong Kong on Monday, the 23rd
day of May, 2011 at 2:30 p.m. and at any adjournment thereof as indicated below or if no such indication is given, as my/our proxy
thinks fit ^(note 4).

		FOR ^(note 4)	AGAINST ^(note 4)
1.	To receive the audited financial statements for the year ended 31st December 2010, the report of the Directors and the Independent Auditor's Report.		
2.	To declare a final dividend for the year ended 31st December 2010.		
3.	(1) (a) To re-elect Mr. Ma Ching Hang, Patrick as Director.		
	(b) To re-elect Ms. Ma Ching Man, Katy as Director.		
	(c) To re-elect Mr. Tan Soo Kiu as Director.		
	(d) To re-elect Mr. Wong Hing Kwok, William as Director.		
	(2) To fix the remuneration of the Directors.		
4.	To re-appoint PricewaterhouseCoopers as Auditors and to authorise the Board of Directors to fix their remuneration.		
5.	(1) To grant a general mandate to the Directors to repurchase shares (Ordinary Resolution No. 5(1) as set out in the notice of the AGM).		
	(2) To grant a general mandate to the Directors to issue shares (Ordinary Resolution No. 5(2) as set out in the notice of the AGM).		
	(3) To extend the general mandate to issue new shares by adding the number of shares repurchased (Ordinary Resolution No. 5(3) as set out in the notice of the AGM).		

Date _____ Shareholder's Signature ^(note 5) _____

Notes:

- Full name(s) and address(es) to be inserted in **BLOCK CAPITALS**.
- Please insert the number of shares of HK\$1.00 each in the Company registered in your name(s). If no number is inserted, the proxy form will be deemed to relate to all the shares of the Company registered in your name(s).
- If any proxy other than the Chairman is preferred, strike out the words "THE CHAIRMAN OF THE MEETING or" and insert the full name and address of the proxy desired in **BLOCK CAPITALS**.
- IMPORTANT: IF YOU WISH TO VOTE FOR ANY RESOLUTION, TICK THE BOX MARKED "FOR" BESIDE THE APPROPRIATE RESOLUTION, IF YOU WISH TO VOTE AGAINST ANY RESOLUTION, TICK THE BOX MARKED "AGAINST" BESIDE THE APPROPRIATE RESOLUTION.** Failure to complete any or all boxes will entitle your proxy to cast his votes on the relevant resolutions at his discretion. Your proxy will also be entitled to vote at his discretion on any resolution properly put to the Meeting other than those referred to in the Notice convening the Meeting.
- This proxy form must be signed by you or your attorney duly authorised in writing or, in the case of a corporation this proxy form must be executed under its common seal or under the hand of an officer or attorney duly authorised.
- Where there are joint registered holders of any share, any one of such persons may vote at the meeting, either personally 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 at the meeting personally or by proxy, that one of the said persons so present whose name stands first on the register of members in respect of such share shall alone be entitled to vote in respect thereof.
- To be valid, the proxy form together with any power of attorney or other authority (if any) under which it is signed or a notarially certified copy of such power of attorney or authority must be deposited with the Company's Registrars, Computershare Hong Kong Investor Services Limited at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not less than 48 hours before the time appointed for holding the AGM or any adjournment thereof.
- A proxy need not be a member of the Company but must attend the Meeting in person to represent you.
- Completion and return of the proxy form will not preclude you from attending and voting at the Meeting if you so wish.
- ANY ALTERATION MADE TO THIS PROXY FORM MUST BE INITIALLED BY THE PERSON WHO SIGNS IT.**