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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)

POLL RESULTS OF ANNUAL GENERAL MEETING HELD ON 23RD MAY 2014

The poll results in respect of the resolutions proposed at the Annual General Meeting (the “AGM”) of Tai Sang Land Development Limited (the “Company”) held on 23rd May 2014 are as follows:

ORDINARY RESOLUTIONS		No. of Votes (%)	
		For	Against
1.	To receive the audited financial statements for the year ended 31st December 2013, the report of the Directors and the Independent Auditor’s Report.	169,921,185 (100.000000%)	0 (0.000000%)
2.	To declare a final dividend for the year ended 31st December 2013.	170,090,185 (100.000000%)	0 (0.000000%)
3.	(1) (a) To re-elect Mr. Philip Ma Ching Yeung as Director.	169,921,185 (99.508085%)	840,000 (0.491915%)
	(b) To re-elect Mr. Tan Soo Kiu as Director.	169,921,185 (99.508085%)	840,000 (0.491915%)
	(c) To re-elect Mr. William Wong Hing Kwok as Director.	169,921,185 (99.508085%)	840,000 (0.491915%)
	(2) To authorise the Board of Directors to fix the remuneration of the Directors.	169,921,185 (99.508085%)	840,000 (0.491915%)
4.	To re-appoint PricewaterhouseCoopers as Auditors and to authorise the Board of Directors to fix their remuneration.	169,921,185 (100.000000%)	0 (0.000000%)
5.	(1) To grant a general mandate to the Directors to buy back shares (Ordinary Resolution No. 5(1) as set out in the notice of the AGM).	170,761,185 (100.000000%)	0 (0.000000%)

ORDINARY RESOLUTIONS			No. of Votes (%)	
			For	Against
5.	(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).	168,646,621 (98.761683%)	2,114,564 (1.238317%)
	(3)	To extend the general mandate to issue new shares by adding the number of shares bought back (Ordinary Resolution No. 5(3) as set out in the notice of the AGM).	168,646,621 (98.761683%)	2,114,564 (1.238317%)

As more than 50% of the votes were cast in favour of each resolution, all the resolutions were passed as ordinary resolutions.

As at the date of the AGM, the issued shares of the Company was 287,669,676 shares, which was the total number of shares entitling the holders to attend and vote for or against all the resolutions proposed at the AGM. There were no restrictions on any shareholders to cast votes on any of the proposed resolutions at the AGM.

There were no shares entitling the holder to attend and abstain from voting in favour as set out in Rule 13.40 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"). No shareholders were required under the Listing Rules to abstain from voting.

Computershare Hong Kong Investor Services Limited, the Share Registrar of the Company, acted as scrutineer for the poll at the AGM.

By Order of the Board
TAI SANG LAND DEVELOPMENT LIMITED
Ma Ching Man, Katy
Company Secretary

Hong Kong, 23rd May 2014

As at the date of this announcement, the Board comprised of nine directors, of which Mr. William Ma Ching Wai, Mr. Patrick Ma Ching Hang, Mr. Alfred Ma Ching Kuen, Ms. Amy Ma Ching Sau and Mr. Philip Ma Ching Yeung are Executive Directors; Mr. Edward Cheung Wing Yui is Non-executive Director; and Mr. Kevin Chau Kwok Fun, Mr. Tan Soo Kiu and Mr. William Wong Hing Kwok are Independent Non-executive Directors.