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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 2011

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 2011 are as follows:

ORDINARY RESOLUTIONS		No. of Votes (%)	
		For	Against
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.	173,205,215 (100.000000%)	0 (0.000000%)
2.	To declare a final dividend for the year ended 31st December 2010.	173,205,215 (100.000000%)	0 (0.000000%)
3.	(1) (a) To re-elect Mr. Ma Ching Hang, Patrick as Director.	173,205,215 (100.000000%)	0 (0.000000%)
	(b) To re-elect Ms. Ma Ching Man, Katy as Director.	171,770,331 (99.171570%)	1,434,884 (0.828430%)
	(c) To re-elect Mr. Tan Soo Kiu as Director.	173,205,215 (100.000000%)	0 (0.000000%)
	(d) To re-elect Mr. Wong Hing Kwok, William as Director.	173,205,215 (100.000000%)	0 (0.000000%)
	(2) To fix the remuneration of the Directors.	173,205,215 (100.000000%)	0 (0.000000%)
4.	To re-appoint PricewaterhouseCoopers as Auditors and to authorise the Board of Directors to fix their remuneration.	173,205,215 (100.000000%)	0 (0.000000%)
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).	173,205,215 (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).	171,750,331 (99.160023%)	1,454,884 (0.839977%)
	(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).	171,750,331 (99.160023%)	1,454,884 (0.839977%)

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 share capital 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.

Computershare Hong Kong Investor Services Limited, the Share Registrars 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 2011

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