



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 2:00 p.m. on 18th May, 2009

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 of the Company to be held at Salon 3, Level 3, JW Marriott Hotel Hong Kong, One Pacific Place, 88 Queensway, Hong Kong on Monday, the 18th day of May, 2009 at 2:00 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 and consider the audited financial statements for the year ended 31st December, 2008, the report of the Directors and the Independent Auditor's Report.		
2.	To declare a final dividend for the year ended 31st December, 2008.		
3.	(1)		
	(a) To re-elect Mr. Ma Ching Wai, William as a Director.		
	(b) To re-elect Ms. Ma Ching Man, Katy as a Director.		
	(c) To re-elect Mr. Ma Ching Yeung, Philip as a Director.		
	(d) To re-elect Mr. Chau Kwok Fun, Kevin as a Director.		
(2)	To fix the remuneration of the Directors.		
4.	To re-appoint Auditors and to authorise the Directors to fix their remuneration.		
5.	(1)	Ordinary Resolution No.5(1) (to approve a general mandate to be given to Directors to repurchase shares) as more fully described in the notice of the Meeting.	
	(2)	Ordinary Resolution No.5(2) (to approve a general mandate to be given to Directors to issue shares) as more fully described in the notice of the Meeting.	
	(3)	Ordinary Resolution No.5(3) (to approve an extension of general mandate to be given to Directors to issue shares) as more fully described in the notice of the Meeting.	

Date _____

Shareholder's Signature ^(note 5) _____

Notes:

1. Full name(s) and address(es) to be inserted in **BLOCK CAPITALS**
2. 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).
3. 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**.
4. **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.
5. 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.
6. 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.
7. 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 or authority must be deposited at the registered office of the Company at 11th Floor, Tai Sang Bank Building, 130-132 Des Voeux Road Central, Hong Kong not less than 48 hours before the time appointed for holding the meeting or any adjournment thereof.
8. A proxy need not be a member of the Company but must attend the meeting in person to represent you.
9. Completion and return of the proxy form will not preclude you from attending and voting at the meeting if you so wish.
10. **ANY ALTERATION MADE TO THIS PROXY FORM MUST BE INITIALLED BY THE PERSON WHO SIGNS IT.**