



Y. T. REALTY GROUP LIMITED
渝太地產集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 75)

**Form of proxy for use at the annual general meeting
to be held on Friday, 18 May 2012 (or at any adjournment thereof)**

I/We^(Note 1) _____

of _____

being the registered holder(s) of ^(Note 2) _____ shares of HK\$0.10 each in the capital of Y. T. Realty Group Limited (the "Company"), **HEREBY APPOINT**^(Note 3) the chairman of the annual general meeting, or _____

of _____ as my/our proxy to attend for me/us at the annual general meeting (and at any adjournment thereof) of the Company, to be held at Drawing Room, Mezzanine Floor, Grand Hyatt Hong Kong, 1 Harbour Road, Wanchai, Hong Kong on Friday, 18 May 2012 at 10:45 a.m. for the purpose of considering and, if thought fit, passing the ordinary resolutions set out in the notice convening the said meeting, and at such meeting (or at any adjournment thereof) to vote for me/us and in my/our name(s) in respect of the said resolutions as hereunder indicated.

		FOR ^(Note 4)	AGAINST ^(Note 4)
1.	To receive and consider the audited financial statements and the reports of the directors and the auditors for the year ended 31 December 2011.		
2.	To declare final dividend for the year ended 31 December 2011.		
3.	(a) (i) To re-elect Ms. Tung Wai Lan, Iris, a retiring director, as an executive director.		
	(ii) To re-elect Mr. Lee Ka Sze, Carmelo, a retiring director, as a non-executive director.		
	(iii) To re-elect Mr. Ng Kwok Fu, a retiring director, as an independent non-executive director.		
	(b) To fix the directors' remuneration.		
4.	To re-appoint auditors and to authorise the board of directors to fix the auditors' remuneration.		
5.	To grant the general mandates:		
	ORDINARY RESOLUTION NO. (A)		
	To consider and approve the proposed grant of the Repurchase Mandate		
	ORDINARY RESOLUTION NO. (B)		
	To consider and approve the proposed grant of the Issue Mandate		
	ORDINARY RESOLUTION NO. (C)		
	To consider and approve the proposed grant of the Extension		

Signature(s): _____

Date: _____

NOTES:

- Full name(s) and address(es) must be inserted in **BLOCK CAPITAL**.
- Please insert the number of shares registered in your name(s) to which the proxy relates. If no number is inserted, this form of proxy 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 chairman of the annual general meeting, or" and insert the name and address of the proxy desired in the space provided. A member may appoint one or more proxies to attend and vote in his stead. **ANY ALTERATION MADE TO THIS FORM OF PROXY MUST BE INITIALED BY THE PERSON(S) WHO SIGN(S) IT.**
- IMPORTANT: IF YOU WISH TO VOTE FOR A RESOLUTION, TICK THE BOX MARKED "FOR". IF YOU WISH TO VOTE AGAINST A RESOLUTION, TICK THE BOX MARKED "AGAINST".** Failure to tick either box will entitle your proxy to cast your vote or abstain at his discretion. Your proxy will also be entitled to vote at his discretion on any resolution properly put to the said meeting other than those referred to in the notice convening the meeting.
- Any member entitled to attend and vote at the meeting shall be entitled to appoint another person as his proxy to attend and vote instead of him. A member who is the holder of two or more shares may appoint more than one proxy to represent him and vote on his behalf at the meeting. A proxy need not be a member.
- The instrument appointing a proxy shall be in writing under the hand of the appointor or of his attorney duly authorised in writing or, if the appointor is a corporation, either under its seal or under the hand of an officer, attorney or other person authorised to sign the same.
- The instrument appointing a proxy and the power of attorney or other authority (if any) under which it is signed, or a certified copy of such power or authority, shall be delivered to Rooms 3301-3307, China Resources Building, 26 Harbour Road, Wanchai, Hong Kong not less than forty-eight (48) hours before the time appointed for the meeting or any adjourned meeting, as the case may be, at which the person named in such instrument proposes to vote.
- In the case of joint holders of a share, if more than one of such joint holders be present at the meeting, the vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders, and for this purpose seniority shall be determined by the order in which the names stand in the register of members in respect of the joint holding.
- Completion and return of the form of proxy shall not preclude you from attending and voting in person at the meeting, or at any adjournment thereof, should you so wish.

* For identification purposes only