

Proxy Form for Extraordinary General Meeting

I/We ¹ _____
of _____
being the registered holder(s) of ² _____ shares of HK\$0.10 each in the capital of **YUEXIU PROPERTY COMPANY LIMITED** (the “Company”), hereby appoint³ the chairman of the meeting or _____
of _____
as my/our proxy to attend and vote for me/us and on my/our behalf at the extraordinary general meeting (the “Meeting”) of the Company to be held at Granville Room, Lower Lobby, Conrad Hotel, Pacific Place, 88 Queensway, Hong Kong on Tuesday, 12 October 2010 at 9:30a.m. (or at any adjournment thereof) on the undermentioned resolutions as indicated.

	ORDINARY RESOLUTIONS	FOR⁴	AGAINST⁴
1.	<p>“THAT subject to (i) resolution 2 below being passed and (ii) the Underwriting Agreement (a copy of the Underwriting Agreement marked “A” has been produced to this meeting and initialed by the Chairman of the meeting for the purpose of identification) becoming unconditional and not being terminated in accordance with its terms,</p> <p>(a) the absence of arrangements for application for the Offer Shares by the Qualifying Shareholders in excess of their entitlements under the Open Offer as referred to in Rule 7.26A of the Listing Rules be and the same are hereby approved, confirmed and ratified; and</p> <p>(b) the Directors be and are hereby authorised to do all such acts and things as they consider necessary or expedient in connection with the Open Offer.”</p>		
2.	<p>“THAT the application for a waiver to the Executive for waiving the obligation of Yue Xiu and parties acting in concert with it to extend a general offer to acquire all issued Shares (excluding the Shares which are owned or agreed to be acquired by any of them) under Rule 26 of the Takeovers Code as a result of the Open Offer and the Underwriting Agreement be and is hereby approved and that the Directors be and are hereby authorised to do all things and acts and sign all documents which they consider desirable or expedient to implement and/or give full effect to any matters relating to or in connection with the Whitewash Waiver.”</p>		
3.	<p>“THAT the authorised share capital of the Company be and is hereby increased from HK\$1,000,000,000 divided into 10,000,000,000 Shares to HK\$2,000,000,000 divided into 20,000,000,000 Shares by the creation of 10,000,000,000 new Shares.”</p>		

Signature(s)⁵: _____ Date: _____ 2010

Notes:

- Full name(s) and address(es) to be inserted in **BLOCK CAPITALS**.
- Please insert the number of shares of the Company 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 of the meeting is preferred, delete the words “the chairman of the meeting or” and insert the name and address of the proxy desired in the space provided. **ANY ALTERATION MADE TO THIS PROXY FORM MUST BE INITIALLED BY THE PERSON WHO SIGNS IT.**
- IMPORTANT: IF YOU WISH TO VOTE FOR A RESOLUTION, PLEASE TICK IN THE BOX MARKED “FOR”. IF YOU WISH TO VOTE AGAINST A RESOLUTION, TICK IN THE BOX MARKED “AGAINST”.** Failure to tick either box will entitle your proxy to cast your vote 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 authorized in writing or, in the case of a corporation, must be either under its common seal or under the hand of an officer or attorney duly authorized.
- In the case of joint holders, the vote of the senior who tenders a vote, whether in person or by proxy, will be accepted to the exclusion of the votes of the other joint holder(s), and for this purpose seniority will be determined by the order in which the names stand in the register of members.
- To be valid, this proxy form, together with the power of attorney or other authority, if any, under which it is signed or a notarially certified copy of such authority, must be deposited with the Company’s share registrar in Hong Kong, Tricor Abacus Limited at 26th Floor., Tesbury Centre, 28 Queen’s Road East, Hong Kong, not less than 48 hours before the time at which the Meeting is convened to take place (or adjourned meeting thereof).
- The proxy need not be a member of the Company but must attend the Meeting in person to represent you.