



MAGNIFICENT ESTATES LIMITED

(華大地產投資有限公司)

(Incorporated in Hong Kong with limited liability)

(Stock Code: 201)

FORM OF PROXY FOR USE AT THE ANNUAL GENERAL MEETING OF THE COMPANY (OR AT ANY ADJOURNMENT THEREOF)

I/We ^(note 1) _____
of _____
being the registered holder(s) of ^(note 2) _____ shares of HK\$0.01 each in the capital of the Company, **HEREBY APPOINT** Mr. William CHENG Kai Man, or failing him Mr. Albert HUI Wing Ho, both of 3rd Floor, Shun Ho Tower, 24-30 Ice House Street, Central, Hong Kong or ^(note 3&4) _____
of _____
or failing him the duly appointed Chairman of the Meeting to act as my/our proxy at the Annual General Meeting of the Company to be held at 6th Floor, Best Western Hotel, 38 Bowrington Road, Causeway Bay, Hong Kong on Friday, the 24th day of June, 2011 at 10:30 a.m. and at any adjournment thereof and on a poll to vote on my/our behalf in respect of resolutions proposed under the numbered items in the Notice of Annual General Meeting as indicated below or if no such indication is given, as my/our proxy thinks fit.

ORDINARY RESOLUTIONS		FOR ^(note 5)	AGAINST ^(note 5)
1.	To receive and consider the audited Financial Statements for the year ended 31st December, 2010 together with the Report of the Directors and the Independent Auditor's Report.		
2.	To declare a final dividend of HK0.3 cents per share for the year ended 31st December, 2010.		
3.	(1) To re-elect Mr. William CHENG Kai Man as Director.		
	(2) To re-elect Mr. HUI Kin Hing as Director.		
	(3) To authorise the Board to fix the remuneration of the Directors.		
4.	To re-appoint Messrs. Deloitte Touche Tohmatsu as Auditor and authorise the Board to fix their remuneration.		

Dated _____ 2011 Signature ^(note 6) _____

Notes:

- Full name(s) and address(es) to be inserted in **BLOCK CAPITALS**.
- Please insert the number of shares of HK\$0.01 each in the Company registered in your name(s). If a smaller number is inserted, this form of proxy will be deemed to relate only to those shares. If no number is inserted, this form of proxy will be deemed to relate to all the shares registered in your name(s).
- Any member of the Company entitled to attend and vote at the meeting is entitled to appoint one or more proxies to attend and, on a poll, vote instead of him and a proxy so appointed shall also have the same rights as the member to speak at the meeting. The proxy need not be a member of the Company but must attend the meeting in person to represent you.
- If any proxy other than those named is preferred, strike out the names and address herein inserted and insert the name and address of the proxy desired in the space provided. **ANY ALTERATION MADE TO THIS FORM OF PROXY MUST BE INITIALED BY THE PERSON WHO SIGNS IT.**
- IMPORTANT: IF YOU WISH TO VOTE FOR ANY OF THE RESOLUTIONS, TICK IN THE BOX MARKED "FOR". IF YOU WISH TO VOTE AGAINST ANY OF THE RESOLUTIONS, 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 form of proxy must be signed by you or your attorney duly authorised in writing or, in the case of a corporation, must be executed either under its common seal or under the hand of an officer, attorney or other person duly authorised to sign the same.
- Where there are joint registered holders of any share, any one of such persons may vote at any 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 any 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.
- To be valid, this form of proxy and the power of attorney or other authority (if any) under which it is signed or a notarially certified copy of such power or authority shall be deposited at the Company's Share Registrars, Tricor Tengis Limited, at 26th Floor, Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong not less than 48 hours before the time appointed for holding the meeting or any adjourned meeting.
- Completion and delivery of the form of proxy will not preclude you from attending and voting at the Annual General Meeting if you so wish.