



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 (the “Meeting”)
to be held on Thursday, 19 May 2022 (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 share capital of Y. T. Realty Group Limited (the
“Company”), **HEREBY APPOINT** the chairman of the Meeting, or ^(Note 3) _____
of _____
email address _____
as my/our proxy to attend and vote for me/us at the Meeting to be held at 33rd Floor, China Resources Building, 26 Harbour Road, Wanchai, Hong Kong
and via electronic facilities on Thursday, 19 May 2022 at 11:00 a.m. (or at any adjournment of such Meeting) for the purpose of considering and, if thought
fit, passing with or without modification the ordinary resolutions set out in the notice convening the 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. ^(Note 4)

	ORDINARY RESOLUTIONS	FOR ^(Note 4)	AGAINST ^(Note 4)
1	To receive and consider the audited financial statements and the reports of the directors and auditors for the year ended 31 December 2021.		
2	(a) (i) To re-elect Mr. Ng Kwok Fu, a retiring director, as an independent non-executive director.		
	(ii) To re-elect Mr. Leung Yu Ming, Steven, a retiring director, as an independent non-executive director.		
	(b) To fix the directors' remuneration.		
3	To re-appoint Ernst & Young as auditors and to authorise the board of directors to fix the auditors' remuneration.		
4(A)	To consider and approve the grant of the Buy-back Mandate.		
4(B)	To consider and approve the grant of the Issue Mandate.		
4(C)	To consider and approve the grant of the Extension Mandate.		

Signature(s): _____ Date: _____

Notes:

- Full name(s) and address(es) must be inserted in **BLOCK CAPITALS**. The names of all joint holders must be stated.
- Please insert the number of shares registered in your name(s). If no number is inserted, this form of proxy will be deemed to relate to all the shares in the Company registered in your name(s).
- If any proxy other than the chairman of the Meeting is preferred, please strike out “the chairman of the Meeting, or” and insert the name, address and email address (to arrange for the designated log-in username and password to be sent to them for attending and voting at the AGM electronically) in the space provided. You may appoint one or more proxy(ies) to attend and vote on your behalf at the Meeting, or at any adjournment thereof, provided that each proxy is appointed to represent such number of shares held by you as specified in this form of proxy. **ANY ALTERATION MADE TO THIS FORM OF PROXY MUST BE INITIALED BY THE PERSON(S) WHO SIGN(S) IT.** You are strongly encouraged to appoint the chairman of the Meeting as your proxy to exercise your right to vote at the Meeting. This is to ensure that your vote is counted if you are unable to attend and vote at the Meeting electronically.
- 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 or write the number of votes in the box in respect of a resolution will entitle your proxy to vote in respect of that resolution at his or her discretion or to abstain from voting. Your proxy will also be entitled to vote at his or her discretion or to abstain from voting on any resolution properly put to the said 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 either be executed under the common seal or be signed by an officer, attorney or other authorised person.
- Where there are joint registered holders of a share, if more than one of such joint holders be present at the Meeting or any adjourned Meeting, only the vote of the most senior holder 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 Company's register of members in respect of the relevant joint holding.
- In order to be valid, this completed form of proxy, together with the power of attorney or other authority (if any) under which it is signed, or a certified copy of such power or authority, must be delivered to the Company's branch share registrar and transfer office in Hong Kong, Tricor Abacus Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not less than forty-eight (48) hours before the time appointed for holding the Meeting or any adjournment thereof, as the case may be.
- A proxy need not to be a member of the Company.
- Completion and return of the form of proxy shall not preclude you from subsequently attending and voting at the Meeting electronically or any adjourned Meeting should you so desire and, in such event, this form of proxy shall be deemed to be revoked.
- In view of the uncertainty of the development of the COVID-19 pandemic and/or the requirements and guidelines for social distancing that may be in force at the time of the Meeting (the “Restrictions”), the Meeting will be held at 33rd Floor, China Resources Building, 26 Harbour Road, Wanchai, Hong Kong with the chairman of the Meeting, directors and/or other senior staff members (who are Shareholders or proxies required to attend in person) present, and via electronic means. All other shareholders are requested to participate in the Meeting electronically. For so long as the Restrictions are in place, **NO OTHER SHAREHOLDER, PROXY OR CORPORATE REPRESENTATIVE SHOULD ATTEND THE MEETING IN PERSON.** Any person who attempts to do so in breach of the Restrictions will be excluded from, and will be not be permitted entry to, the venue of the Meeting. Shareholders who attend the Meeting electronically will be counted towards the quorum and they will be able to vote on all the resolutions put to the Meeting and communicate at the Meeting via electronic means.

* For identification purposes only