



MODERN LAND (CHINA) CO., LIMITED

當代置業(中國)有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1107)

FORM OF PROXY FOR THE EXTRAORDINARY GENERAL MEETING TO BE HELD ON 29 NOVEMBER 2023

I/We¹ _____
of _____
being the registered holder(s) of² _____ shares of US\$0.01 each (the "Shares") in the share capital of
Modern Land (China) Co., Limited (the "Company"), hereby appoint³ _____
of _____
or failing him, the chairman of the meeting as my/our proxy to attend and vote for me/us and on my/our behalf at the extraordinary general meeting of the
Company (the "EGM") to be held at 18/F, Shanghai Commercial Bank Tower, 12 Queen's Road Central, Central, Hong Kong on Wednesday, 29
November 2023 at 10:15 a.m. (or immediately following the AGM to be convened at 10:00 a.m. on the same day) or any adjournment thereof for the
purpose of considering and, if thought fit, passing the resolutions as set out in the notice of the EGM as indicated below and, if no such indication is
given, as my/our proxy thinks fit.

	ORDINARY RESOLUTIONS	FOR ⁴	AGAINST ⁴
1.	To generally and unconditionally approve, confirm and ratify the continuing connected transactions contemplated under the renewed master property management agreement entered into between the Company and First Service Holding Limited on 17 November 2022 and the proposed annual caps in relation thereto and to authorize the directors of the Company acting together or by committee, or any director of the Company acting individually, to do all such further acts and things and execute such further documents and take all such steps which in his/her opinion may be necessary, desirable or expedient to implement and/or give effect to the terms of such continuing connected transactions.		
2.	To generally and unconditionally approve, confirm and ratify the continuing connected transactions contemplated under the renewed master contracting services agreement entered into between the Company and First Moma Renju Construction Engineering (Beijing) Co., Ltd. on 17 November 2022 and the proposed annual caps in relation thereto and to authorize the directors of the Company acting together or by committee, or any director of the Company acting individually, to do all such further acts and things and execute such further documents and take all such steps which in his/her opinion may be necessary, desirable or expedient to implement and/or give effect to the terms of such continuing connected transactions.		
3.	To generally and unconditionally approve, confirm and ratify the continuing connected transactions contemplated under the renewed master elevator services agreement entered into between the Company and First Moma Asset Management (Beijing) Co., Ltd. on 17 November 2022 and the proposed annual caps in relation thereto and to authorize the directors of the Company acting together or by committee, or any director of the Company acting individually, to do all such further acts and things and execute such further documents and take all such steps which in his/her opinion may be necessary, desirable or expedient to implement and/or give effect to the terms of such continuing connected transactions.		

Dated this _____ 2023 Signature⁵: _____

Notes:

- Please insert your full name and address in BLOCK CAPITALS in the space provided. The names of all joint holders should be stated.
- Please insert the number of Shares to which this proxy form relates in the space provided. If a number is inserted, this proxy form will be deemed to relate only to those Shares. If not, this proxy form will be deemed to relate to all the Shares registered in your name (whether alone or jointly with others).
- Please insert the full name(s) and address(es) of the proxy desired. IF NO NAME IS INSERTED, THE CHAIRMAN OF THE EGM WILL ACT AS YOUR PROXY. A proxy needs not be a member of the Company but must attend the EGM in person to represent you. A member entitled to attend and vote at the EGM is entitled to appoint one or more proxies to attend and vote in his stead. If you appoint more than one proxy, such proxies may only exercise the voting rights by way of poll.
- IMPORTANT: If you wish to vote for any resolution, please tick in the appropriate box marked "For". If you wish to vote against any resolution, please tick in the appropriate box marked "Against". Failure to tick a box will entitle your proxy to cast your vote in respect of such resolution at his discretion. Your proxy will also be entitled to vote at his discretion on any resolution properly put to the EGM other than those referred to in the notice of EGM.
- This form of proxy must be signed by you or your attorney duly authorised in writing or, in the case of a corporation, either under its common seal or under the hand of an officer, attorney or other person duly authorised to sign the same.
- The full descriptions of the resolutions proposed to be considered and approved at the EGM are set out in the notice of EGM dated 31 October 2023, which is also available at the Company's website at www.modernland.hk.
- In the case of joint holders of any Share, any one of such holders may vote at the EGM, either personally or by proxy, in respect of such Share as if he were solely entitled thereto. However, if more than one of such joint holders is present at the EGM, personally or by proxy, the vote of the joint holder whose name stands first in the register of members of the Company and who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holder(s).
- To be valid, this form of proxy, together with the power of attorney or other authority, if any, under which it is signed or a notarially certified copy of that power or authority, must be deposited with the Company's Hong Kong branch share registrar, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong not less than 48 hours before the time appointed for holding the EGM or any adjourned meeting. Delivery of instrument appointing a proxy will not preclude you from attending and voting in person, at the EGM if you so wish and in such event, the instrument appointing a proxy shall be deemed to be revoked.
- Any alteration made to this form of proxy must be initiated by the person who signs it.
- If Typhoon Signal No. 8 or above, or a "black" rainstorm warning is in effect any time after 7:00 a.m. on the date of the EGM, the meeting will be adjourned in accordance with the articles of association of the Company and the shareholders of the Company will be informed of the date, time and place of the adjourned meeting and, if necessary, be given notice thereof pursuant to the articles of association of the Company.
- Unless otherwise defined, capitalised terms used herein shall have the same meanings as ascribed to them in the circular of the Company dated 31 October 2023.

PERSONAL INFORMATION COLLECTION STATEMENT

Your supply of your and your proxy's (or proxies') name(s) and address(es) is on a voluntary basis for the purpose of processing your request for the appointment of a proxy (or proxies) and your voting instructions for the EGM (the "Purposes"). We may transfer your and your proxy's (or proxies') name(s) and address(es) to our agent, contractor, or third party service provider who provides administrative, computer and other services to us for use in connection with the Purposes and to such parties who are authorised by law to request the information or are otherwise relevant for the Purposes and need to receive the information. Your and your proxy's (or proxies') name(s) and address(es) will be retained for such period as may be necessary to fulfil the Purposes. Request for access to and/or correction of the relevant personal data can be made in accordance with the provisions of the Personal Data (Privacy) Ordinance and any such request should be in writing by mail to the Company/Tricor Investor Services Limited at the above address.