

IMPORTANT

THIS EXCESS APPLICATION FORM (THE "EAF") IS VALUABLE BUT IS NOT TRANSFERABLE AND REQUIRES YOUR IMMEDIATE ATTENTION. THE OFFER CONTAINED IN THIS EAF AND THE ACCOMPANYING PROVISIONAL ALLOTMENT LETTER (THE "PAL") EXPIRES AT 4:00 P.M. ON THURSDAY, 8 DECEMBER 2011.

IF YOU ARE IN ANY DOUBT AS TO ANY ASPECT OF THIS EAF OR AS TO THE ACTION TO BE TAKEN, YOU SHOULD CONSULT YOUR REGISTERED SECURITIES DEALER, BANK MANAGER, SOLICITOR, PROFESSIONAL ACCOUNTANT OR OTHER PROFESSIONAL ADVISERS. Reference is made to the prospectus (the "Prospectus") issued by Lai Sun Development Company Limited (the "Company") dated 24 November 2011 in relation to the Rights Issue and this EAF. Terms defined in the Prospectus shall have the same meanings when used herein unless the context otherwise requires. A copy of the Prospectus, together with copies of the PAL and this EAF and the written consent of Ernst & Young have been registered by the Registrar of Companies in Hong Kong as required by Section 383 of the Companies Ordinance. The Registrar of Companies in Hong Kong and the SFC take no responsibility as to the contents of any of the documents referred to above.

Dealings in the Shares and Rights Shares in their nil-paid and fully-paid forms may be settled through CCASS operated by HKSCC and you should consult your stockbroker or other registered securities dealer, bank manager, solicitor, professional accountant or other professional advisers for details of those settlement arrangements and how such arrangements may affect your rights and interests.

Hong Kong Exchanges and Clearing Limited, the Stock Exchange and HKSCC take no responsibility for the contents of this EAF, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this EAF. Subject to the granting of the listing of, and permission to deal in, the Rights Shares in both nil-paid and fully-paid forms on the Stock Exchange, as well as compliance with the stock admission requirements of HKSCC, the Rights Shares in both nil-paid and fully-paid forms will be accepted as eligible securities by HKSCC for deposit, clearance and settlement in CCASS after the respective commencement dates of dealings in the Rights Shares on the Stock Exchange or such other date as determined by HKSCC. Settlement of transactions between participants of the Stock Exchange on any trading day is required to take place in CCASS on the second trading day thereafter. All activities under CCASS are subject to the General Rules of CCASS and CCASS Operational Procedures in effect from time to time.

The Rights Issue is conditional upon (i) the Underwriting Agreement becoming unconditional and not being terminated; and (ii) permission to deal in and listing of all Rights Shares (in their nil-paid and fully-paid forms) being granted by the Stock Exchange and not being withdrawn or revoked prior to the Latest Time for Termination. If any of the conditions (as set out in the section headed "Letter from the Board – Underwriting Arrangement – Conditions of the Rights Issue and the Underwriting Agreement" in the Prospectus) of the Rights Issue is not fulfilled, the Rights Issue will not proceed.

It should be noted that the Underwriter may, upon giving notice in writing to the Company, terminate the Underwriting Agreement with immediate effect at any time prior to the Latest Time for Termination, upon occurrence of any of the following events:

(a) any material breach of any of the warranties or the undertakings contained in the Underwriting Agreement comes to the knowledge of the Underwriter, or there has been a material breach on the part of the Company or LSG of any other provision of the Underwriting Agreement, or the Underwriter has cause to believe that any such breach has occurred or that any matter has arisen which might be expected to give rise to such breach of a claim; or

(b) there occurs an event occurring or matter arising on or after the date of the Underwriting Agreement and prior to the Latest Time for Termination which, if it had occurred or arisen before the date of the Underwriting Agreement, would have rendered any of the warranties untrue, incorrect, incomplete or misleading in any material respects; or

(c) any statement contained in the Prospectus has become or been discovered to be untrue, incorrect, incomplete or misleading in any material respect, or matters have arisen or have been discovered which would, if the Prospectus was to be issued at the time, constitute a material omission therefrom; or

(d) the Company is required to produce a supplementary prospectus pursuant to Rule 11.13 of the Listing Rules; or

(e) there is any adverse change or prospective adverse change in the business, condition, results of operations, management, shareholders' equity or in the financial or trading position of the Group which, in the sole opinion of the Underwriter acting in good faith, is or may be materially adverse in the context of the Rights Issue; or

(f) permission to deal in and listing of all the Rights Shares (in their nil-paid and fully-paid forms) has been withdrawn by the Stock Exchange; or

(g) any suspension of dealings in the Shares for a period of three consecutive Business Days or longer (other than pending publication of announcements in respect of the Rights Issue); or

(h) there has occurred, happened, come into effect or comes to the knowledge of the Underwriter any event, series of events or circumstances concerning or relating to (whether or not foreseeable):

(i) any change in, or any event or series of events likely to result in any change in, (whether or not permanent) local, national or international financial, political, military, industrial, economic, legal, fiscal, regulatory or securities market matters or conditions or currency exchange rates or exchange controls in or affecting the PRC, Hong Kong, the European Union (or any member thereof) or the United States; or

(ii) any event or circumstance in the nature of force majeure (including, without limitation, any act of government, economic sanctions, strike or lock-out (whether or not covered by insurance), riot, fire, explosion, flooding, earthquake, civil commotion, act or declaration of war, outbreak or escalation of hostilities (whether or not war is or has been declared), act of terrorism (whether or not responsibility has been claimed), act of God, pandemic, epidemic, outbreak of infectious disease, declaration of a state of emergency or calamity or crisis, in or affecting the PRC, Hong Kong, the European Union (or any member thereof) or the United States; or

(iii) the declaration of a banking moratorium by PRC, Hong Kong, the European Union (or any member thereof) or United States authorities; or

(iv) any moratorium, suspension or restriction on trading in shares or securities generally, or the establishment of minimum prices, on the Stock Exchange, the Shanghai Stock Exchange, London Stock Exchange, Inc. or NASDAQ, or any major disruption of any securities settlement or clearing services in Hong Kong; or

(v) any new law or regulation or any change, or any development involving a prospective change, in existing laws or regulations in Hong Kong or any other place in which any member of the Group conducts or carries on business, the effect of which events and circumstances referred to in this paragraph (h), individually or in the aggregate (in the sole opinion of the Underwriter acting in good faith) (1) is or may be materially adverse to, or prejudicially affects or may prejudicially affect, the Group as a whole or the Rights Issue; or (2) makes or may make it inadvisable or inexpedient to proceed with the Rights Issue on the terms and in the manner contemplated in the Announcement and the Rights Issue Documents.

Shareholders should note that the existing Shares have been dealt in on an ex-rights basis on the Stock Exchange from Friday, 18 November 2011. The Rights Shares in their nil-paid form will be dealt in from Monday, 28 November 2011 to Monday, 5 December 2011 (both days inclusive). Any dealings in the Shares from the date of the Prospectus up to the date on which all the conditions of the Rights Issue are fulfilled, which is currently expected to be 5:00 p.m., Tuesday, 15 December 2011, and any dealings in the Rights Shares in their nil-paid form between Monday, 28 November 2011 to Monday, 5 December 2011 (both days inclusive) are accordingly subject to the risk that the Rights Issue may not become unconditional or may not proceed. Shareholders and potential investors should therefore exercise caution when dealing in the Shares or Rights Shares in their nil-paid form, and if they are in any doubt about their position, they are recommended to consult their professional advisers.



LAI SUN DEVELOPMENT

Lai Sun Development Company Limited
(Incorporated in Hong Kong with limited liability)
(Stock Code: 488)

Registered Office:
11th Floor
Lai Sun Commercial Centre
680 Cheung Sha Wan Road
Kowloon
Hong Kong

Share Registrar:
Tricor Tengis Limited
26th Floor
Tesbury Centre
28 Queen's Road East
Wanchai
Hong Kong

RIGHTS ISSUE OF 5,900,850,966 RIGHTS SHARES AT THE SUBSCRIPTION PRICE OF HK\$0.09 EACH ON THE BASIS OF 5 RIGHTS SHARES FOR EVERY 12 EXISTING SHARES HELD ON THE RECORD DATE PAYABLE IN FULL ON APPLICATION NOT LATER THAN 4:00 P.M. ON THURSDAY, 8 DECEMBER 2011

Name(s) and address of Qualifying Shareholder(s) **EXCESS APPLICATION FORM**

Application can only be made by the Shareholder(s) named here.

To: The Directors
Lai Sun Development Company Limited

Dear Sirs,
I/we, being the Qualifying Shareholder(s) named above, hereby irrevocably apply for _____ excess Rights Share(s) at the Subscription Price of HK\$0.09 per Rights Share under the Rights Issue in respect of which I/we enclose a separate remittance in favour of **LAI SUN DEVELOPMENT COMPANY LIMITED – EXCESS APPLICATION ACCOUNT** and crossed "Account Payable" issued for HK\$ _____ being payment in full on application for the aforementioned number of excess Rights Shares and I/we hereby request you to allot such excess Rights Shares applied for, or for a lesser number, to me/us and to send by ordinary post at my/our risk to the address shown above my/our share certificate(s) for the number of additional Rights Shares in Hong Kong which may be allotted to me/us in respect of this application and/or a cheque for any application money refundable to me/us. I/we understand that the Board will, upon consultation with the Underwriter, allocate the excess Rights Shares being applied for at its discretion and on a fair and equitable basis and on the following principles:

- subject to the availability of excess Rights Shares, preference will be given to applications for topping-up odd-lot holdings to whole-lot holdings where it appears to the Directors that such applications are not made with the intention to abuse such mechanism; and
- subject to the availability of excess Rights Shares after allocation under principle (1) above, the excess Rights Shares will be allocated to the Qualifying Shareholders (other than the Undertaking Shareholders and the LSG Subsidiaries) based on a sliding scale with reference to the number of excess Rights Shares applied for by them (i.e. the Qualifying Shareholders applying for a smaller number of Rights Shares will be allocated a higher percentage of the excess Rights Shares they have applied for; whereas the Qualifying Shareholders applying for a larger number of Rights Shares will be allocated a lower percentage of the excess Rights Shares they have applied for (although they will receive a greater number of Rights Shares than those applying for a smaller number)).

I/we, hereby undertake to accept such number of additional Rights Shares as may be allotted to me/us as aforesaid upon the terms set out in the Prospectus and subject to the memorandum and articles of association of the Company. In respect of any additional Rights Shares allotted to me/us, I/we authorise you to place my/our name(s) on the register of members of the Company as holder(s) of such Rights Shares.

1. _____ 2. _____ 3. _____ 4. _____
Signature(s) of applicant(s) (all joint applicants must sign) Contact Tel. no.: _____

Date: _____ 2011 _____ Contact Tel. no.: _____

This EAF should be completed and lodged, together with payment as to HK\$0.09 per Rights Share for the number of excess Rights Shares applied for, with the Registrar, Tricor Tengis Limited, at 26th Floor, Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong, so as to be received not later than 4:00 p.m. on Thursday, 8 December 2011. All remittances must be made in Hong Kong dollars and must be forwarded either by cheque drawn on a Hong Kong dollar bank account with a licensed bank in Hong Kong or by a separate cashier's order issued by a licensed bank in Hong Kong. All such cheques or cashier's orders must be made payable to "LAI SUN DEVELOPMENT COMPANY LIMITED – EXCESS APPLICATION ACCOUNT" and crossed "Account Payable Only". All enquiries in connection with this EAF should be addressed to the Registrar at the above address.

All cheques and cashier's orders will be presented for payment immediately following receipt and all interest earned on such monies will be retained for the benefit of the Company. Completion and lodgment of this EAF together with a cheque or cashier's order in payment for the excess Rights Shares applied for will constitute a warranty by the applicant that the cheque or cashier's order will be honoured on first presentation. Any EAF in respect of which the accompanying cheque or cashier's order is dishonoured on first presentation is liable to be rejected.

The Prospectus, the PAL and this EAF have not been and will not be registered and/or filed under the applicable securities or equivalent legislation of any jurisdictions other than Hong Kong. The Prospectus (without the PAL and this EAF) has been sent to the Non-Qualifying Shareholders for their information only, provided that the Prospectus, the PAL and this EAF have not been sent to the Non-Qualifying Shareholders who are known by the Company to be resident in the United States or Malaysia. No action has been taken to permit the offering of the Rights Issue to the Non-Qualifying Shareholders.

No person receiving a copy of the Prospectus or any of the PALs or the EAFs in any territory or jurisdiction other than the Included Jurisdictions may treat it as an offer or invitation to apply for the Rights Shares or excess Rights Shares, unless in a territory or jurisdiction where such an offer or invitation could lawfully be made without compliance with any registration or other legal and regulatory requirements. It is the responsibility of any person (including, without limitation, custodian, nominee, agent and trustee) receiving the Prospectus or any of the PALs or the EAFs and wishing to take up the Rights Shares or make an application for the excess Rights Shares to satisfy himself/herself/itself as to the full observance of the laws and regulations of any relevant territory or jurisdiction, including the obtaining of any governmental or other consents or compliance with other formalities required in such territory or jurisdiction and to pay any taxes, duties and other amounts required to be paid in such territory or jurisdiction in connection therewith. No application for excess Rights Shares will be accepted from any Non-Qualifying Shareholders. The Company reserves the right to treat as invalid any acceptance of or applications for excess Rights Shares where (whether or not it believes that such acceptance or application would violate the applicable securities or other laws or regulations of any territory or jurisdiction).

Receipt of the Prospectus and/or the PAL and/or this EAF or the crediting of nil-paid Rights Shares to any stock account (including in CCASS) does not and will not constitute an offer in any jurisdictions in which it would be illegal to make an offer and, in those circumstances, the Prospectus and/or this PAL and/or an EAF must be treated as sent for information only and should not be copied or redistributed. Persons (including, without limitation, agents, custodians, nominees and trustees) who receive a copy of the Prospectus and/or a PAL and/or a stock account in CCASS is credited with nil-paid Rights Shares should not, in connection with the Rights Issue, distribute or send the same in, into or from, or transfer nil-paid Rights Shares to any person in, into or from, any jurisdiction outside the Included Jurisdictions. If this PAL or an EAF or a credit of nil-paid Rights Shares in CCASS is received by any person in any such territory, or by his/her/its agent, custodian, nominee or trustee, he/she/it should not seek to take up the rights referred to in the PAL or transfer the Rights Shares under this EAF or transfer the nil-paid Rights Shares in CCASS unless the Company, in its absolute discretion, determines that such actions would not violate applicable legal or regulatory requirements. Any person (including, without limitation, agents, custodians, nominees and trustees) who does forward the Prospectus and/or this PAL and/or an EAF in, into or from, any jurisdiction outside the Included Jurisdiction (whether under a contractual or legal obligation or otherwise) should draw the recipient's attention to the contents of this section.

Notwithstanding any other provision in the Prospectus, the PAL and this EAF, the Company reserves the right to permit any Shareholder (whether as a direct holder or beneficial owner) whose registered address is in, or who is otherwise resident in, a jurisdiction other than Hong Kong to take up his/her/its rights in the Company, in its absolute discretion, and is satisfied that the transaction in question is exempt from or not subject to the legislation or regulations in that jurisdiction which would otherwise give rise to restrictions upon the offer or take-up of rights in that jurisdiction. Any acceptance of the Rights Shares or any application for excess Rights Shares by any person will be deemed to constitute a representation and warranty from such person to the Company that the laws and requirements of the relevant territory or jurisdiction have been fully complied with. Shareholders should consult their professional advisers if they are in doubt.

You will be notified by the Company of any allotment of excess Rights Shares made to you. If no excess Rights Shares are allotted to you, the amount tendered on application is expected to be refunded in full without interest by means of cheque(s) despatched by ordinary post to your registered address at your own risk and, if the number of excess Rights Shares allotted to you is less than the number applied for, the surplus application monies are also expected to be returned to you without interest by means of cheque(s) despatched by ordinary post to your registered address at your own risk. Such posting is expected to take place on or before Friday, 16 December 2011. Any such cheque will be drawn in favour of the person(s) named on this EAF. It is expected that share certificates in respect of the Rights Shares will be posted at your own risk on or before Friday, 16 December 2011.

All documents, including cheques for amounts due, will be sent by ordinary post at the risk of the relevant applicants or other persons entitled thereto. This EAF and all applications pursuant to it shall be governed by and construed in accordance with the laws of Hong Kong.

**A SEPARATE CHEQUE OR CASHIER'S ORDER MUST ACCOMPANY EACH APPLICATION
NO RECEIPT WILL BE GIVEN**

For office use only

Application number	No. of excess Rights Shares applied for	Amount paid on application	Balance refunded
		HK\$	HK\$