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TALENT PROPERTY GROUP LIMITED

新天地產集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 00760)

CLARIFICATION ANNOUNCEMENT REVISED PROXY FORM

Reference is made to the notice of annual general meeting to be held on 3 June 2019 (the “AGM”) of Talent Property Group Limited (the “**Company**”) dated 30 April 2019 (the “AGM Notice”), which was also set out in the circular of the Company dated 30 April 2019, and also the form of proxy for the AGM (the “**Original Proxy Form**”).

The Company would like to clarify an inadvertent clerical error contained in resolution no. 2(A) of each of the Original Proxy Form and the AGM Notice. With the change underlined for easy reference, resolution no. 2(A) should read “To re-elect Mr. Lo Wai Hung as an independent non-executive director” instead of “To re-elect Mr. Lo Wai Hung as an independent executive director”.

To rectify the above matters, printed copies of the revised form of proxy (the “**Revised Proxy Form**”) for the AGM will be dispatched to the shareholders of the Company (the “**Shareholders**”) on 23 May 2019. The Revised Proxy Form will also be available on the websites of The Stock Exchange of Hong Kong Limited (www.hkexnews.hk) and on the website of the Company (www.760hk.com) on 22 May 2019.

The date, time and address for holding the AGM remain unchanged.

Shareholders who have not completed and returned the Original Proxy Form and wish to attend the AGM by proxy are required to complete and return the Revised Proxy Form, together with the power of attorney or other authority (if any) under which it is signed, or a certified copy thereof, to the Company’s Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wan Chai, Hong Kong in accordance with the instructions printed thereon not less than 48 hours before the time appointed for holding the AGM or any adjournment thereof (as the case may be). Under such circumstances, the Shareholders are not required to return the Original Proxy Form.

Shareholders who have completed and duly returned the Original Proxy Form must pay attention to the following:

- (a) If the Revised Proxy Form is not completed and duly returned, or if the Revised Proxy Form is returned later than 48 hours before the time appointed for holding the AGM or any adjournment thereof (as the case may be), and the Original Proxy Form has been correctly completed and returned, then the Original Proxy Form will be deemed as the valid proxy form returned by the Shareholder, save and except for the said resolution no. 2(A). The proxy of the Shareholder will be entitled to vote in accordance with the instruction given by the Shareholder or at his/her/its discretion on the said resolution no. 2(A);
- (b) If the Revised Proxy Form is completed and returned not less than 48 hours before the time appointed for holding the AGM or any adjournment thereof (as the case may be), then the Revised Proxy Form shall supersede and replace the Original Proxy Form previously returned by the Shareholder. The Revised Proxy Form, if correctly completed, will be deemed as the valid proxy form returned by the Shareholder.

Shareholders are reminded that completion and delivery of the Original Proxy Form and/or the Revised Proxy Form will not prejudice the Shareholders from attending and voting at the AGM in person or at any adjournment thereof (as the case may be) should they so wish and, in such event, the Original Proxy Form and/or the Revised Proxy Form shall be deemed to be revoked.

By Order of the Board
Talent Property Group Limited
Zhang Gao Bin
Chairman

Hong Kong, 22 May 2019

As at the date hereof, the Board comprises Mr. Zhang Gao Bin and Mr. Luo Zhangguan as Executive Directors and Mr. Lo Wai Hung, Mr. Chan Chi Mong, Hopkins and Mr. Mak Yiu Tong as Independent Non-executive Directors.

* *for identification purposes only*