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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: 760)

POLL RESULTS OF SPECIAL GENERAL MEETING HELD ON 29 DECEMBER 2020

The board of directors (the “**Board**”) of Talent Property Group Limited (the “**Company**”) is pleased to announce that the resolution proposed at the special general meeting of the Company held on 29 December 2020 (the “**SGM**”) as set out in the notice of the SGM dated 11 December 2020 was duly passed by the shareholders of the Company as an ordinary resolution by way of poll.

Unless otherwise defined, capitalized terms used herein shall have the same meanings as those defined in the circular of the Company dated 11 December 2020 (the “**Circular**”).

POLL RESULTS

As at the date of the SGM, the total number of shares in issue was 10,293,136,554 Shares. There were no Shares entitling the holder to attend and abstain from voting in favour at the SGM as set out in Rule 13.40 of the Listing Rules, and no Shareholder was required under the Listing Rules to abstain from voting on the ordinary resolution at the SGM. Therefore, the total number of Shares entitling the Shareholders to attend and vote for or against the ordinary resolution as at the date of the SGM was 10,293,136,554 Shares. No Shareholder has stated his/her/its intention in the Circular to vote against or to abstain from voting on the ordinary resolution at the SGM.

The Company's branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited, acted as the scrutineer for the purpose of the poll at the SGM. The poll results in respect of the ordinary resolution proposed at the SGM (the "**Resolution**") are set out as follows:

Ordinary Resolution	Number of Votes (approx. %)	
	For	Against
To approve the Equity Transfer Agreement and all the transactions contemplated thereunder, and to authorise any one director to do all such acts and things as he in his sole and absolute discretion deems necessary, desirable or expedient to implement, give effect to and/or complete the Equity Transfer Agreement and the transactions contemplated thereunder, and where required, any amendment of the terms of the Equity Transfer Agreement as required by, or for the purposes of obtaining the approval of, relevant authorities or to comply with all applicable laws, rules and regulations.	4,530,604,299 (100%)	0 (0%)

As more than 50% of the votes were cast in favour of the Resolution, the Resolution was duly passed as ordinary resolution of the Company.

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

Hong Kong, 29 December 2020

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. Mak Yiu Tong and Mr. Fok Chi Tat Michael as Independent Non-executive Directors.

* *For identification purposes only*