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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)

SUPPLEMENTAL ANNOUNCEMENT DISCLOSEABLE AND CONNECTED TRANSACTION ACQUISITION OF 49% EQUITY INTERESTS IN THE TARGET COMPANY

Reference is made to the announcement of Talent Property Group Limited (the “**Company**”) dated 20 January 2021 (the “**Announcement**”) in relation to the acquisition of the Target Company. Unless otherwise stated, capitalised terms used herein shall have the same meanings as those defined in the Announcement.

This announcement is made to provide supplemental information on the identities of the ultimate beneficial owners of the Seller.

To the best knowledge, information and belief of the Directors, having made all reasonable enquiries, Guangzhou Tongzhou is directly held as to 98% and 2% by Guangzhou Wuyu Technology Limited* (廣州物宇科技有限公司) (“**Guangzhou Wuyu**”) and Guangzhou Linan Heshun Investment Limited* (廣州林安和順投資有限公司) (“**Linan Heshun**”), respectively. The ultimate beneficial owners of Guangzhou Wuyu are Mr. Li Guorong and Mr. Li Jianzhou, respectively, and (ii) Linan Heshun are Mr. Li Qinglin and Mr. Li Jinping, respectively.

Mr. Li Guorong is one of directors of the Target Company (being a subsidiary of the Company) and is hence a connected person (as defined under the Listing Rules) of the Company at the subsidiary level.

To the best knowledge, information and belief of the Directors, having made all reasonable enquiries, other than by virtue of their respective interests in Guangzhou Tongzhou, each of Mr. Li Jianzhou, Mr. Li Qinglin and Mr. Li Jinping is a third party independent of the Company and its connected persons (as defined under the Listing Rules).

* for identification purposes only

Save for (i) its 49% equity interest in the Target Company as at the date of the Announcement, and (ii) Mr. Li Guorong (who is one of its ultimate beneficial owners) being one of the directors of the Target Company, Guangzhou Tongzhou is also a third party independent of the Company and its connected persons (as defined under the Listing Rules).

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

Hong Kong, 27 January 2021

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.