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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)

SUPPLEMENTAL ANNOUNCEMENT IN RELATION TO ANNUAL REPORT OF THE COMPANY FOR THE YEAR ENDED 31 DECEMBER 2020

Reference is made to the annual report of Talent Property Group Limited (the “**Company**”) for the year ended 31 December 2020 published on 29 April 2021 (the “**2020 Annual Report**”). Unless otherwise defined, capitalized terms used herein shall have the same meanings as those used in the 2020 Annual Report.

Defined Contribution Schemes

As disclosed in the section headed “Employee benefit expense (including Directors’ emoluments)” in Note 10 to the consolidated financial statements in the 2020 Annual Report, (i) the Group operates a Mandatory Provident Fund retirement benefit scheme (the “**MPF Scheme**”) under the Mandatory Provident Fund Schemes Ordinance for employees employed under the jurisdiction of the Hong Kong Employment Ordinance; and (ii) the PRC Operating Entities participate in defined contribution retirement benefit schemes (the “**PRC Schemes**”, together with the MPF Scheme, the “**Defined Contribution Schemes**”) organised by the PRC municipal and provincial government authorities, whereby the PRC Operating Entities are required to make contribution at the rates required by different local government authorities.

In addition to the information disclosed in the 2020 Annual Report as stated above, the Board wishes to provide the following additional information in relation to the Defined Contribution Schemes:

* *For identification purpose only*

MPF Scheme

Contributions made by the Group to the MPF Scheme vest immediately. For the year ended 31 December 2019 and 2020, there was no forfeited contribution available to reduce existing level of contributions payable in the future years.

PRC Schemes

Under the PRC Schemes to which the Group's subsidiaries operating in the PRC are required to make contribution, forfeited contributions cannot be used by the employers to reduce the existing level of contributions. For the year ended 31 December 2019 and 2020, there was no forfeited contribution available to reduce existing level of contributions payable in the future years.

Save as disclosed in this announcement, the remaining contents of the 2020 Annual Report remain unchanged.

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

Hong Kong, 28 September 2021

As at the date hereof, the Board comprises Mr. Zhang Gao Bin and Mr. Luo Zhanguan as Executive Directors and Mr. Lo Wai Hung, Mr. Mak Yiu Tong and Mr. Fok Chi Tat Michael as Independent Non-executive Directors.