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TALENT PROPERTY GROUP LIMITED

新天地产集团有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 760)

PROFIT WARNING

This announcement is made by Talent Property Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform shareholders of the Company (the “**Shareholders**”) and potential investors that, based on a preliminary review of the unaudited management accounts of the Group for the five months ended 31 May 2014 and other information currently available to the management of the Group, it is expected to record a significant increase of loss and total comprehensive loss for the six months ended 30 June 2014 (the “**Current Period**”) as compared with that of the six months ended 30 June 2013 (the “**Preceding Period**”).

Such increase is expected to be primarily attributable to (i) absence of a one-off gain on disposal of subsidiaries as recorded in the Preceding Period; (ii) significant reduction of gain from discontinued operations in the Current Period as compared to that of the Preceding Period; (iii) potential provision for impairment loss against the properties under development of the Group in view of the sluggish residential property market brought by various austerity measures in the PRC; (iv) compensation primarily arising from the delayed resettlement of the original occupiers of Linhe Cun Rebuilding project; and (v) exchange loss arising from the translation of Hong Kong dollar denominated convertible notes to Renminbi, the presentation currency of the Company.

** For identification purposes only*

The information contained in this announcement is only based on the preliminary assessment made by the Board with reference to the management accounts and information currently available to the Board which has not been audited or reviewed by the auditors of the Company. Shareholders and potential investors are advised to read carefully the interim results announcement of the Company for the six months period ended 30 June 2014 which is expected to be published before the end of August 2014.

Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.

By Order of the Board
Talent Property Group Limited
Ng Pui Keung
Chairman

Hong Kong, 24 June 2014

As at the date hereof, the Board comprises Mr. Ng Pui Keung and Mr. You Xiaofei as Executive Directors and Mr. Lo Wai Hung, Ms. Pang Yuen Shan, Christina and Mr. Chan Chi Mong, Hopkins as Independent Non-executive Directors.