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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)**

### **(1) DELAY IN PUBLICATION OF AUDITED ANNUAL RESULTS ANNOUNCEMENT FOR THE YEAR ENDED 31 DECEMBER 2021; (2) PUBLICATION OF UNAUDITED ANNUAL RESULTS ANNOUNCEMENT FOR THE YEAR ENDED 31 DECEMBER 2021; AND (3) DATE OF BOARD MEETING**

This announcement is made by Talent Property Group Limited (the “**Company**”, together with its subsidiaries as the “**Group**”) pursuant to Rule 13.09 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).

Reference is made to the announcement of the Company dated 17 March 2022 in relation to the meeting of the board (the “**Board**”) of directors (the “**Directors**”) of the Company to be held on 31 March 2022 to consider and approve, among other matters, the audited consolidated financial statements of the Group and the announcement of annual results of the Group for the year ended 31 December 2021 (the “**2021 Audited Annual Results**”).

#### **DELAY IN PUBLICATION OF AUDITED ANNUAL RESULTS ANNOUNCEMENT FOR THE YEAR ENDED 31 DECEMBER 2021**

The Board would like to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that due to travel, logistical and other prevention and control quarantine measures and restrictions related to the recent outbreak of novel coronavirus (COVID-19) in the People’s Republic of China and Hong Kong, the Group’s ability to gather necessary documents (including, among others, confirmations required from banks and financial institutions) has been severely restricted and the auditing process of the auditors of the Company (the “**Auditors**”) has been adversely affected.

Given that the Company does not expect to complete the necessary procedures for the auditing process on or before the date of the Board meeting, which was originally scheduled to be held on 31 March 2022, it is anticipated that the Company will not be able to publish the 2021 Audited Annual Results on or before 31 March 2022 in accordance with Rules 13.49(1) and 13.49(2) of the Listing Rules. The Company expects to publish the 2021 Audited Annual Results upon completion of such reporting and audit processes after they have been agreed with the Auditors as soon as practicable. Further announcement(s) will be made by the Company as and when appropriate.

## **PUBLICATION OF UNAUDITED ANNUAL RESULTS ANNOUNCEMENT FOR THE YEAR ENDED 31 DECEMBER 2021**

Rule 13.49(3) of the Listing Rules provides that where an issuer is unable to publish its announcement of preliminary results based on its financial statements in accordance with Rules 13.49(1) and 13.49(2) of the Listing Rules, it must announce its results for the financial year based on the financial results which have yet to be agreed with the Auditors. In order to keep the Shareholders and potential investors of the Company informed of the Group's business operation and financial position, the Company expects to publish the preliminary unaudited consolidated annual results of the Group for the year ended 31 December 2021 (the **"2021 Unaudited Annual Results"**), which will have been reviewed by the audit committee of the Company, together with the audited comparable figures for the corresponding period in 2020, on 31 March 2022.

### **DATE OF BOARD MEETING**

The meeting of the Board to be held on Thursday, 31 March 2022 will continue but its purposes will be changed to, among other matters, considering and approving the announcement of the 2021 Unaudited Annual Results and its publication, and considering the recommendation of a final dividend, if any.

The Company will make further announcement(s) as and when appropriate in relation to the latest development in the completion of the auditing processes and the expected date of publishing the announcement of the 2021 Audited Annual Results. The Company will publish the announcement of the 2021 Audited Annual Results which have been agreed with the Auditors in accordance with Rule 13.49 of the Listing Rules as soon as practicable.

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

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

Hong Kong, 25 March 2022

*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*