TALENT PROPERTY GROUP LIMITED
新 天 地 產 集 團 有 限 公 司*
(Incorporated in Bermuda with limited liability)
(Stock Code: 760)

ANNOUNCEMENT
POSITIVE PROFIT ALERT

This announcement is made by Talent Property Group Limited (the "**Company**" and, 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 in 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 assessment of presently available information, the Group is expected to record a profit attributable to the Shareholders for the six months ended 30 June 2017 (the "**Reporting Period**") as compared with a loss attributable to the Shareholders of approximately RMB97.0 million for the six months ended 30 June 2016 (the "**Preceding Period**"). Based on information currently available, the Board considers such expected profit is primarily attributable to: (i) the significant increase in revenue and gross profit arising from the continual delivery of residential units; (ii) the lack of fair value deficit and finance charges which were previously recorded before the full conversion of the convertible notes of the Company during the Preceding Period; (iii) the substantial reduction of unfavourable fair value changes on investment properties as compared to that recorded during the Preceding Period; (iv) a share of profit of associate having been recorded during the Reporting Period instead of a share of loss of associate during the Preceding Period; and (v) the above favourable factors are partly offset by an increase of tax provision.

The Company is in the course of preparing its interim results for the six months ended 30 June 2017. The information contained in this announcement represents only a preliminary assessment by the Board based on the information currently available to it, including the consolidated management accounts of the Group for the six months ended 30 June 2017, which is in the course of review by the auditors of the Company, and have not yet been finalized. Details of the financial information of the Company will be disclosed in the results announcement for the six months ended 30 June 2017, which is expected to be published on 31 August 2017. Shareholders and potential shareholders are advised to read the results announcement to be published carefully.

Shareholders of the Company 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
Zhang Gao Bin
Chairman

Hong Kong, 25 August 2017

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.

**For identification purposes only*