TALENT PROPERTY GROUP LIMITED
新天地產集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 760)

ANNOUNCEMENT
PROFIT WARNING

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

The board of directors of the Company (the "**Board**") wishes to inform shareholders of the Company (the "**Shareholders**") and potential investors that the Group is expected to record a loss attributable to Shareholders for the year ended 31 December 2019 as compared with a profit attributable to Shareholders for the year ended 31 December 2018.

The expected loss is primarily attributable to: (i) an expected provision for impairment loss in relation to properties under development in Yangzhou and Xuzhou as compared with a reversal of impairment loss in relation to properties under development in Guangzhou in last year after taking into consideration of recent market conditions as well as the expected loss of value based on the revaluation to be conducted by professional valuer; (ii) an unfavourable fair value changes on investment properties of not less than RMB60 million taking into consideration of the expected loss of value based on the revaluation to be conducted by professional valuer; and (iii) an increase of finance costs to not less than RMB30 million as a result of increased borrowings for the development of various projects.

The Company is in the course of preparing its financial results for the year ended 31 December 2019. This announcement is only based on the preliminary assessment of the Group's unaudited management accounts for the year ended 31 December 2019 and the information currently available to the Board which has not reviewed by audit committee and subject to finalisation and necessary adjustments which has not been confirmed nor audited by the Company's independent auditors. The above information may be subject to further changes upon final review.

Shareholders and potential investors are advised to refer to the details on the final results of the Company for the year ended 31 December 2019, which are expected to be announced on 30 March 2020.

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
Zhang Gao Bin
Chairman

Hong Kong, 20 March 2020

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*