



TALENT PROPERTY GROUP LIMITED

新天地产集团有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 00760)

Form of proxy for use at the Annual General Meeting to be held on 28 June 2021 at 4:00 p.m. or any adjournment thereof

I/We¹ _____
of _____ being a member
of Talent Property Group Limited (the "Company") and the registered holder(s) of _____ shares² of
HK\$0.004 each in the capital of the Company, HEREBY APPOINT THE CHAIRMAN OF THE MEETING or³ _____
of _____
as my/our proxy to vote and act for me/us at the annual general meeting (and at any adjournment thereof) of the Company (the "Meeting")
to be held at United Conference Centre, 10/F, United Centre, 95 Queensway, Hong Kong on Monday, 28 June 2021 at 4:00 p.m. for the
purpose of considering and, if thought fit, passing, with or without modification, the resolution set out in the notice convening the
Meeting (the "Notice") and at such Meeting (and at any adjournment thereof) to vote for me/us and in my/our name(s) in respect of the
resolution as indicated below, or if no such indication is given, as my/our proxy thinks fit.

Ordinary Resolutions		For ⁴	Against ⁴
1.	To receive and approve the audited financial statements, the directors' report and the auditors' report for the year ended 31 December 2020.		
2.	To re-elect Mr. Luo Zhanguan as an executive director;		
3.	To re-elect Mr. Lo Wai Hung as an independent non-executive director;		
4.	To authorize the board of directors to fix the remuneration of the directors.		
5.	To re-appoint Cheng & Cheng Limited as the auditors of the Company and to authorize the board of directors to fix their remuneration.		
6.	(A) To grant a general mandate to the directors to issue, allot and deal with new shares of the Company;		
	(B) To grant a general mandate to the directors to repurchase shares of the Company; and		
	(C) Subject to passing of Ordinary Resolutions Nos. 6(A) and 6(B), to extend the general mandate granted to the directors under Ordinary Resolution No. 6(A) by adding the number of shares repurchased pursuant to the general mandate granted under Ordinary Resolution No. 6(B).		

Dated _____ 2021

Shareholder's signature⁵ _____

Notes:

- Full name(s) and address(es) to be inserted in **BLOCK CAPITALS**.
- Please insert the number of shares registered in your name(s) to which the proxy relates. If no number is inserted, this form of proxy will be deemed to relate to all the shares of the Company registered in your name(s).
- If any proxy other than the Chairman is preferred, strike out "Chairman of the meeting" and insert the name and address of the proxy desired in the space provided. **ANY ALTERATION MADE TO THIS FORM OF PROXY MUST BE INITIALLED BY THE PERSON WHO SIGNS IT.**
- IMPORTANT: IF YOU WISH TO VOTE FOR ANY RESOLUTIONS, TICK THE APPROPRIATE BOXES MARKED "FOR". IF YOU WISH TO VOTE AGAINST ANY RESOLUTIONS, TICK THE APPROPRIATE BOXES MARKED "AGAINST". Failure to complete any or all the boxes will entitle your proxy to cast his votes at his discretion. Your proxy will also be entitled to vote at his discretion on any resolution properly put to the Meeting other than those referred to the Notice convening the Meeting.**
- This form of proxy must be signed by you or your attorney duly authorized in writing or, in the case of a corporation, must be either under its common seal or under the hand of an officer or attorney duly authorized.
- In the case of joint holders, the vote of the senior who tenders a vote, whether in person or by proxy, will be accepted to the exclusion of the votes of the other joint holder(s), and for this purpose seniority will be determined by the order in which the names stand in the Register of Members of the Company.
- To be valid, this form of proxy, together with any power of attorney (if any) or other authority (if any) under which it is signed or a notarially certified copy thereof, must be deposited at the Company's branch share registrar, Computershare Hong Kong Investor Services Limited at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong no later than 48 hours before the appointed time for the holding of the Meeting (or at any adjournment thereof).
- A proxy need not be a member of the Company but must attend the Meeting in person to represent you.
- Completion and delivery of this form of proxy will not preclude you from attending and voting at the Meeting if you so wish.

* For identification purposes only