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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) UPDATE ON THE ANNUAL RESULTS FOR THE YEAR ENDED 31 DECEMBER 2021 AND (2) DELAY IN DESPATCH OF THE 2021 ANNUAL REPORT

Reference is made to the announcement of Talent Property Group Limited (the “Company”) dated 31 March 2022 in relation to the unaudited annual results of the Company and its subsidiaries collectively referred to as the “Group”) for the year ended 31 December 2021 (the “2021 Preliminary Results Announcement”). Capitalised terms used herein, unless otherwise defined, shall have the same meanings as those defined in the 2021 Preliminary Results Announcement.

#### AUDITOR’S AGREEMENT ON THE ANNUAL RESULTS FOR THE YEAR ENDED 31 DECEMBER 2021

The Board of Directors of the Company is pleased to announce that the auditing process of the annual results of the Group for the year ended 31 December 2021 (the “2021 Annual Results”) has been completed and the Company has obtained the agreement from the Company’s auditor, Messrs. CHENG AND CHENG LIMITED (the “Auditors”), on the 2021 Annual Results as set out in the 2021 Preliminary Results Announcement in accordance with the requirements of Rule 13.49(2) of the Listing Rules. The 2021 Annual Results were reviewed by the Audit Committee and were approved by the Board on 29 April 2022. The figures in respect of the 2021 Annual Results as contained in the 2021 Preliminary Results Announcement remain unchanged except for the following:

	2021 Annual Results RMB’000	As disclosed in the 2021 Preliminary Results Announcement RMB’000	Difference RMB’000
Under note 13, “Accruals and other payables” on page 19 of the 2021 Preliminary Results Announcement:			
Tax and other levies	#1,157	556	601
Other payables and accruals	#29,728	30,329	(601)

*(# The Board confirms that the differences arose between the 2021 Annual Results and the unaudited annual results set out in the 2021 Preliminary Results Announcement are due to reclassification and such differences have no overall impact on the Group's consolidated statement of profit or loss and other comprehensive income for the year ended 31 December 2021 and consolidated statement of financial position as at 31 December 2021.)*

This announcement provides updated information on the 2021 Annual Results, which shall be read in conjunction with the 2021 Preliminary Results Announcement. Save as disclosed in this announcement, all other information contained in the 2021 Preliminary Results Announcement remains unchanged in all material respects.

## **SCOPE OF WORK OF MESSRS. CHENG & CHENG LIMITED**

The figures in respect of the Group's consolidated statement of financial position as at 31 December 2021, consolidated statement of profit or loss and other comprehensive income for the year ended 31 December 2021 and the related notes thereto as set out in 2021 Preliminary Results Announcement and this announcement have been agreed by the Auditors to the amounts set out in the Group's audited consolidated financial statements for the year. The work performed by the Auditors in this respect did not constitute an assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants and consequently no assurance has been expressed by the Auditors on the 2021 Preliminary Results Announcement or this announcement.

## **DELAY IN DESPATCH OF THE 2021 ANNUAL REPORT**

Given that time is required for the Company to finalise the annual report for the year ended 31 December 2021 (the "**2021 Annual Report**") upon the completion of the auditing procedures, it is anticipated that the Company will not be able to despatch the 2021 Annual Report on or before 30 April 2022 in accordance with Rule 13.46(2)(a) of the Listing Rules. It is currently expected that the Company will despatch the 2021 Annual Report to the Shareholders on or before 13 May 2022, in compliance with the "Frequently asked questions on the Joint Statement in relation to Results Announcements in light of Travel Restrictions related to the Severe Respiratory Disease associated with a Novel Infectious Agent (Joint Statement) and holding of general meetings" jointly issued by the Securities and Futures Commission of Hong Kong and the Stock Exchange and last updated on 8 April 2022.

Further announcement(s) will be made by the Company as and when necessary if there are any material developments in relation to the publication of the 2021 Annual Report.

By Order of the Board

**Zhang Gao Bin**

*Chairman and Executive Director*

Hong Kong, 29 April 2022

*As at the date hereof, the Board comprises Mr. Zhang Gao Bin and Mr. Luo Zhanguan 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*