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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)**

### **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 the shareholders (the “**Shareholders**”) and potential investors of the Company that the Group is expected to record a loss of not more than RMB100 million attributable to Shareholders for the six months ended 30 June 2022 (the “**Reporting Period**”) as compared with a profit attributable to Shareholders of approximately RMB78.8 million for the six months ended 30 June 2021 (the “**Preceding Period**”).

The expected loss attributable to Shareholders during the Reporting Period is due to various reasons. As a result of severe challenges brought about by the continued impact of the COVID-19 epidemic and external economic pressures to the entire real estate industry, (i) a decrease in revenue recognized for properties sold was recorded during the Period; (ii) further provision for impairment loss for properties under development was expected in view of its slowdown in recent pre-sales; (iii) a decrease in fair value of investment properties of the Group was expected; (iv) a one-off gain on disposal of a subsidiary was recorded in the Preceding Period but not in the Reporting Period; and (v) the share of result from an associate reduced substantially as properties available for sales were almost sold in previous years.

The Company is in the course of preparing its interim financial results for the Reporting Period. The information contained in this announcement is based on the preliminary assessment of the Group’s unaudited management accounts for the six months ended 30 June 2022 and the information currently available to the Board. Such information has not been reviewed by the audit committee of the Board or the Company’s independent auditors and is subject to finalisation and necessary adjustments upon further review.

\* *For identification purposes only*

Shareholders and potential investors are advised to refer to further details on the interim results of the Company for the Reporting Period, which are expected to be announced on 31 August 2022.

**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, 23 August 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.*