



TALENT PROPERTY GROUP LIMITED

新天地產集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 760)

Form of proxy for use at the Special General Meeting to be held on 11 September 2023 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 special 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, 11 September 2023
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 ordinary resolution as indicated below, or if no such indication is given, as my/our proxy thinks fit.

Ordinary Resolution	For ⁴	Against ⁴
To approve the Share Consolidation (as described and defined in the notice of the Meeting dated 24 August 2023) and to authorise any one of the directors of the Company to do all acts and things and execute all documents he may consider necessary, desirable or expedient to effect, implement and complete the Share Consolidation.		

Note: The full text of the resolution is set out in the notice of the Meeting dated 24 August 2023.

Dated _____ 2023

Shareholder’s signature⁵ _____

Notes:

1. Full name(s) and address(es) to be inserted in **BLOCK CAPITALS**.
2. 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).
3. 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 INITIALED BY THE PERSON WHO SIGNS IT.**
4. **IMPORTANT: IF YOU WISH TO VOTE FOR THE ORDINARY RESOLUTION, TICK THE APPROPRIATE BOXES MARKED “FOR”. IF YOU WISH TO VOTE AGAINST THE ORDINARY RESOLUTION, 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.**
5. This form of proxy must be signed by you or your attorney duly authorised 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 authorised.
6. 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.
7. 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).
8. A proxy need not be a member of the Company but must attend the Meeting in person to represent you.
9. Completion and delivery of this form of proxy will not preclude you from attending and voting at the Meeting if you so wish.

PERSONAL INFORMATION COLLECTION STATEMENT

Your supply of your and your proxy’s (or proxies’) name(s) and address(es) as well as your proxy’s (or proxies’) email address(es) is on a voluntary basis for the purpose of processing your request for the appointment of a proxy (or proxies) and your voting instructions for the Meeting (the “Purposes”). We may transfer your and your proxy’s (or proxies’) name(s) and address(es) as well as your proxy’s (or proxies’) email address(es) to our agent, contractor, or third party service provider who provides administrative, computer and other services to us for use in connection with the Purposes and to such parties who are authorized by law to request the information or are otherwise relevant for the Purposes and need to receive the information. Your and your proxy’s (or proxies’) name(s) and address(es) as well as your proxy’s (or proxies’) email address(es) will be retained for such period as may be necessary to fulfil the Purposes. Request for access to and/or correction of the relevant personal data can be made in accordance with the provisions of the Personal Data (Privacy) Ordinance (Chapter 486 of the Laws of Hong Kong) and any such request should be in writing by mail to the Company or the Company’s branch share registrar in Hong Kong at the above address.

* For identification purposes only