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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)

SUPPLEMENTAL ANNOUNCEMENT TO THE CIRCULAR OF THE COMPANY DATED 29 APRIL 2026

Reference is made to the circular (the "Circular") and notice (the "Notice") of annual general meeting (the "AGM") of Talent Property Group Limited (the "Company") dated 29 April 2026. Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as defined in the Circular.

The Company would like to provide the following supplemental information regarding the Circular.

RE-APPOINTMENT OF AUDITOR

Cheng & Cheng Limited (''Cheng & Cheng'') will retire as the auditors of the Company at the AGM and, being eligible, offer themselves for re-appointment. The re-appointment of the auditors of the Company has been reviewed by the audit committee of the Company which made recommendation to the Board that the re-appointment be submitted and proposed for Shareholders' approval at the AGM.

The estimated audit fee provided by Cheng & Cheng for the audit services to the Company for the year ending 31 December 2026 is estimated to be approximately in the range of RMB0.7 million to RMB0.8 million (exclusive of out-of-pocket expenses). Such estimated audit fee is made on the assumption that there is no material variation on the scope of the audit work for the year ending 31 December 2026 as compared with the audit work performed on the Company's consolidated financial statement for the year ended 31 December 2025.

The above supplemental information does not affect other information contained in the AGM Circular and save as disclosed above, all other information therein remains unchanged.

By Order of the Board
Talent Property Group Limited
Zhang Gao Bin
Chairman

Hong Kong, 4 May 2026

As at the date hereof, the Board comprises Mr. Zhang Gao Bin and Mr. Luo Zhangguan as Executive Directors, Ms. Zhou Hanlu as Non-executive Director and Mr. Lo Wai Hung, Mr. Mak Yiu Tong and Mr. Fok Chi Tat Michael as Independent Non-executive Directors.

** For identification purposes only*