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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 AND THE ANNOUNCEMENT DATED 4 MAY 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 and the announcement (the "Announcement") of the Company dated 4 May 2026. Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as defined in the Circular and Announcement.

Referring to the Announcement, the estimated audit fee (the "Estimated Audit Fee") for the audit services to be provided to the Company by Cheng & Cheng for the year ending 31 December 2026, ranging from RMB0.7 million to RMB0.8 million (exclusive of out-of-pocket expenses), is determined based 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.

Taking into account the factors including historical audit fees, prevailing market rates, the complexity and business plans of the Group, facts and circumstances known up to the Latest Practicable Date, Cheng & Cheng's familiarity with the Group's financial position and business affairs, the audit timetable and the required auditor's resources, the Board considers that the Estimated Audit Fee is fair and reasonable and in the best interests of the Company and the Shareholders as a whole. Unless there is a material change in the bases and assumptions set out above, the Estimated Audit Fee is not expected to deviate materially from the aforementioned range. Otherwise, the Company will make further disclosure(s) as and when appropriate.

The above supplemental information does not affect other information contained in the 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, 6 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*