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新天地产
TALENT PROPERTY

TALENT PROPERTY GROUP LIMITED
新 天 地 產 集 團 有 限 公 司 *

(Incorporated in Bermuda with limited liability)

(Stock Code: 760)

2026 INTERIM RESULTS ANNOUNCEMENT

The Board of Directors (the "Board") of Talent Property Group Limited (the "Company") presents the unaudited consolidated results of the Company and its subsidiaries (collectively the "Group") for the six months ended 30 June 2026 with comparative figures as follows:

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 June 2026

		Six months ended 30 June	
		2026	2025
	Notes	***RMB'000***	*RMB'000*
		(unaudited)	(unaudited)
Revenue	3	**79,617**	153,824
Cost of sales and services		**(65,045)**	(144,957)
Gross profit		**14,572**	8,867
Other revenue	4	**2,126**	6,438
Distribution costs		**(2,968)**	(4,045)
Administrative and other operating expenses		**(16,299)**	(19,319)
Share of result of an associate		**508**	563
Impairment loss of properties under development		**–**	(1,850)
Impairment loss of completed properties held for sale		**(6,256)**	–
Fair value changes on investment properties		**(8,300)**	(35,300)
Finance costs	5	**(733)**	(795)
Loss before tax	6	**(17,350)**	(45,441)
Income tax (expense) credit	7	**(113)**	6,325
Loss for the period		**(17,463)**	(39,116)

* *For identification purposes only*

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (CONTINUED)
For the six months ended 30 June 2026

	Notes	Six months ended 30 June 2026 RMB'000 (unaudited)	2025 RMB'000 (unaudited)
Loss for the period attributable to:			
Owners of the Company		**(17,463)**	(39,116)
Non-controlling interests		**–**	–
		(17,463)	(39,116)
Other comprehensive income (loss)			
Items that may be reclassified subsequently to profit or loss:			
Exchange differences on translation of financial statements of foreign operations		**61**	(2,104)
Other comprehensive income (loss) for the period		**61**	(2,104)
Total comprehensive loss for the period		**(17,402)**	(41,220)
Total comprehensive loss for the period attributable to:			
Owners of the Company		**(17,402)**	(41,220)
Non-controlling interests		**–**	–
		(17,402)	(41,220)
		RMB	*RMB*
Loss per share			
Basic and diluted	8	**(3.39) cents**	(7.60) cents

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

		As at	
		30 June	31 December
		2026	2025
	Notes	***RMB'000***	*RMB'000*
		(unaudited)	(audited)
ASSETS AND LIABILITIES			
Non-current assets			
Investment properties		**384,984**	393,284
Plant and equipment		**5,505**	5,922
Right-of-use assets		**2,940**	3,920
Intangible assets		**2,340**	2,730
Interests in an associate		**136,261**	135,753
		532,030	541,609
Current assets			
Properties under development		**230,319**	229,013
Completed properties held for sale		**1,203,778**	1,262,697
Trade receivables	9	**1,575**	3,782
Prepayments, deposits and other receivables		**44,973**	106,711
Tax recoverable		**17,268**	17,268
Restricted bank deposits		**69,688**	5,327
Cash and cash equivalents		**72,689**	60,395
		1,640,290	1,685,193
Current liabilities			
Trade payables	10	**87,596**	115,324
Accruals and other payables		**46,237**	49,064
Contract liabilities		**189,599**	192,742
Lease liabilities		**1,995**	1,951
Provision for tax		**420,824**	418,782
		746,251	777,863
Net current assets		**894,039**	907,330
Total assets less current liabilities		**1,426,069**	1,448,939

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 June 2026

		As at	
		30 June 2026	31 December 2025
	Notes	***RMB'000***	*RMB'000*
		(unaudited)	(audited)
Non-current liabilities			
Lease liabilities		**1,031**	2,039
Borrowings	11	**33,256**	33,256
Deferred tax liabilities		**104,671**	109,131
		138,958	144,426
Net assets		**1,287,111**	1,304,513
EQUITY			
Share capital	12	**4,703**	4,703
Reserves		**1,282,208**	1,299,610
Equity attributable to owners of the Company		**1,286,911**	1,304,313
Non-controlling interests		**200**	200
Total equity		**1,287,111**	1,304,513

NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

1. BASIS OF PREPARATION

The condensed consolidated financial statements have been prepared in accordance with HKAS 34 "Interim Financial Reporting" issued by the Hong Kong Institute of Certified Public Accountants ("the HKICPA") as well as with the applicable disclosure requirements of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules").

2. PRINCIPAL ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis except for certain properties and financial instruments, which are measured at fair values, as appropriate.

Other than changes in accounting policies resulting from application of amendments to HKFRS Accounting Standards, the accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30 June 2026 are the same as those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025. Details of the changes in accounting policies are set out below.

Application of amendments to HKFRS Accounting Standards

In the current interim period, the Group has applied the following amendments to HKFRS Accounting Standards issued by the HKICPA, for the first time, which are mandatorily effective for the Group's annual period beginning on 1 January 2026 for the preparation of the Group's condensed consolidated financial statements:

Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments
Amendments to HKFRS Accounting Standards	Annual Improvements to HKFRS Accounting Standards – Volume 11

The application of these amendments to HKFRS Accounting Standards in the current interim period has had no material impact on the Group's financial positions and performance for the current and prior periods and/or on the disclosures set out in these condensed consolidated financial statements.

3. SEGMENT INFORMATION

The executive directors have identified the Group's three (2025: three) products and service lines as operating segments as follows:

(a) Property development consists of the sales of properties which were completed;

(b) Property investment consists of the leasing of investment properties; and

(c) Property management consists of the provision of property management services.

These operating segments are monitored and strategic decisions are made on the basis of adjusted segment operating results.

For the six months ended 30 June 2026 (unaudited)

	Property development *RMB'000*	Property investment *RMB'000*	Property management *RMB'000*	Total *RMB'000*
Reportable segment revenue				
External revenue	**68,867**	**5,347**	**5,403**	**79,617**
Reportable segment (loss)/profit	**(3,114)**	**(5,197)**	**1,885**	**(6,426)**
Share of result of an associate				**508**
Finance costs				**(733)**
Income tax expense				**(113)**
Unallocated expenses				**(12,041)**
Unallocated income				**1,342**
Loss for the period				**(17,463)**

For the six months ended 30 June 2025 (unaudited)

	Property development *RMB'000*	Property investment *RMB'000*	Property management *RMB'000*	Total *RMB'000*
Reportable segment revenue				
External revenue	142,603	6,332	4,889	153,824
Reportable segment (loss)/profit	(992)	(32,912)	427	(33,477)
Share of result of an associate				563
Finance costs				(795)
Income tax credit				6,325
Unallocated expenses				(15,097)
Unallocated income				3,365
Loss for the period				(39,116)

For the six months ended 30 June 2026 (unaudited)

	Property development *RMB'000*	**Property investment** *RMB'000*	**Property management** *RMB'000*	**Total** *RMB'000*
Timing of revenue recognition for those within the scope of HKFRS 15				
A point in time	**68,867**	**–**	**–**	**68,867**
Over time	**–**	**–**	**5,403**	**5,403**
	68,867	**–**	**5,403**	**74,270**
Revenue from other source				
Rental income	**–**	**5,347**	**–**	**5,347**
Total	**68,867**	**5,347**	**5,403**	**79,617**

All the Group's revenue from external customers is derived from Mainland China for the six months ended 30 June 2025 and 2026.

For the six months ended 30 June 2025 (unaudited)

	Property development *RMB'000*	Property investment *RMB'000*	Property management *RMB'000*	Total *RMB'000*
Timing of revenue recognition for those within the scope of HKFRS 15				
A point in time	142,603	–	–	142,603
Over time	–	–	4,889	4,889
	142,603	–	4,889	147,492
Revenue from other source				
Rental income	–	6,332	–	6,332
Total	142,603	6,332	4,889	153,824

4. OTHER REVENUE

	For the six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(unaudited)	(unaudited)
Interest income on financial assets carried at amortised costs	**79**	501
Gain from settlement of construction cost payables with properties	**1,601**	3,073
Others	**446**	2,864
	2,126	6,438

5. FINANCE COSTS

	For the six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(unaudited)	(unaudited)
Interest on bank loans	**654**	696
Interest on lease liabilities	**79**	99
	733	795

6. LOSS BEFORE TAX

	For the six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(unaudited)	(unaudited)
Loss before income tax is arrived at after charging/(crediting):		
Amortisation of intangible assets	**390**	–
Cost of properties sold	**58,862**	138,095
Cost of services for property management	**3,519**	4,763
Tax and other levies	**1,506**	1,130
Depreciation on plant and equipment	**1,125**	1,335
Depreciation on right-of-use assets	**980**	980
Impairment loss of completed properties held for sale	**6,256**	–
Rental income from investment properties less direct outgoings	**(3,258)**	(5,100)

7. INCOME TAX EXPENSE (CREDIT)

	For the six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(unaudited)	(unaudited)
Current tax expense		
The PRC – Corporate Income Tax – Tax for the period	**995**	1,662
The PRC – Land Appreciation Tax – Tax for the period	**2,655**	(10)
The PRC – Withholding Tax	**913**	2,000
	4,563	3,652
Deferred tax		
– Credit for the period	**(4,450)**	(9,977)
Total income tax expense (credit)	**113**	(6,325)

No provision for Hong Kong Profits Tax has been made as the Group has no assessable profits arising from the operations in Hong Kong.

The income tax provision of the Group in respect of operations in Mainland China has been calculated at the rate of 25% (2025: 25%) on the estimated assessable profits for the period, based on the existing legislation, interpretations and practices in respect thereof.

Land Appreciation Tax ("LAT") is levied at the properties developed by the Group for sale in the PRC. LAT is charged on the appreciated amount at progressive rates ranged from 30% to 60%.

According to the relevant tax law and its implementation rules, dividends receivable by non-PRC-resident corporate investors from PRC-resident enterprises are subject to withholding tax at 10%, unless reduced by tax treaties or arrangements, for profits earned since 1 January 2008. The Company and its subsidiaries obtained the Certificate of Resident Status of the Hong Kong Special Administrative Region and have satisfied the "Arrangement between the Mainland of China and the Hong Kong Special Administrative Region for the Avoidance of Double Taxation and the Prevention of Fiscal Evasion with respect to Taxes on income" and therefore have adopted the withholding tax rate at 5% for PRC withholding tax purposes since the calendar year 2023.

8. LOSS PER SHARE

Basic loss per share

The calculation of loss per share is based on the loss attributable to the owners of the Company of approximately RMB17,463,000 (2025: RMB39,116,000) and on the weighted average of 514,656,827 (2025: 514,656,827) ordinary shares in issue during the period.

Diluted loss per share

There were no potential dilutive ordinary shares in existence during the six months' period ended 30 June 2026 and 2025 and hence the diluted loss per share is the same as the basic loss per share.

9. TRADE RECEIVABLES

	As at 30 June 2026 *RMB'000* (unaudited)	31 December 2025 *RMB'000* (audited)
Trade receivables	**1,629**	3,836
Less: Allowance for expected credit losses	**(54)**	(54)
Trade receivables – net	**1,575**	3,782

The directors considered that the fair value of trade receivables are not materially different from their carrying amounts because these amounts have short maturity periods in their inspection.

Based on the terms of related tenancy agreements, the ageing analysis of the trade receivables net of allowance for expected credit losses is as follows:

	As at 30 June 2026 *RMB'000* (unaudited)	31 December 2025 *RMB'000* (audited)
0 to 90 days	**1,575**	3,782

10. TRADE PAYABLES

Based on the invoice dates, the ageing analysis of the trade payables were as follows:

	As at 30 June 2026 *RMB'000* (unaudited)	31 December 2025 *RMB'000* (audited)
0 to 90 days	**75,390**	96,216
91 to 180 days	**–**	–
181 to 365 days	**–**	10,000
Over 365 days	**12,206**	9,108
	87,596	115,324

All of the trade payables are expected to be settled within one year or are repayable on demand. The trade payables are normally due immediately from the date of billing.

As at 30 June 2026, there were no potential claims arising from ongoing litigation cases (31 December 2025: RMB280,000).

11. BORROWINGS

	As at 30 June 2026	31 December 2025
	RMB'000	*RMB'000*
	(unaudited)	(audited)
Borrowings included in:		
Secured bank loans repayable *(note)*		
– within 1 year	**–**	–
– after 1 year but within 2 years	**–**	–
– after 2 years but within 5 years	**33,256**	33,256
Total interest-bearing borrowings	**33,256**	33,256

As at 30 June 2026 and 31 December 2025, the Group's borrowings were all denominated in RMB.

Note: The Group has variable-rate bank borrowings which are repayable within 2 years to 5 years (31 December 2025: 2 year to 5 years) and bearing interest at the People's Bank of China 5 years loan base interest rate plus 0.55% inflated rate. Interest is repriced annually.

As at 30 June 2026, the effective interest rates (which are also equal to contractual interest rates) on the Group's bank loans are 4.5% (31 December 2025: 4.5%) and secured by investment properties and personal guarantee from a director, who is also a major shareholder of the Company.

12. SHARE CAPITAL

	Number of shares	**Amount**
		HK$'000
Authorised:		
Ordinary shares of HK$0.01 each:		
At 1 January 2025, 31 December 2025, 1 January 2026, 30 June 2026	50,000,000,000	500,000

	Number of shares	**Amount**	**Equivalent to**
		HK$'000	*RMB'000*
Issued and fully paid:			
Ordinary shares of HK$0.01 each:			
At 1 January 2025, 31 December 2025, 1 January 2026, 30 June 2026	514,656,827	5,147	4,703

13. DIVIDEND

No dividends were paid, declared or proposed during the interim period (six months ended 30 June 2025: Nil).

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS AND FINANCIAL REVIEW

Oveview

The principal activity of Talent Property Group Limited is investment holding. The Group engages in the businesses of (i) property development, (ii) property investment and (iii) property management in the PRC since the Group completed the acquisition of equity interests in various real estate projects in the PRC in 2011.

Revenue and gross profit

During the six months ended 30 June 2026 (the "Reporting Period"), the Group recorded an unaudited consolidated revenue and gross profit of RMB79.6 million and RMB14.6 million, respectively, compared to revenue of RMB153.8 million and gross profit of RMB8.9 million for the six months ended 30 June 2025 (the "Preceding Period").

Revenues of RMB44.5 million and RMB23.6 million (Preceding Period: RMB49.0 million and RMB93.6 million) were recognised from the respective delivery of properties sold for Guangzhou Xintian Banshan and Xuzhou Linan Intelligent Industrial Park with gross floor area ("GFA") of approximately 900 square meters ("sqm") and 2,700 sqm (Preceding Period: 900 sqm and 17,500 sqm), respectively. There was tiny sales of sundry properties amounted RMB0.8 million whereas no sales revenue was recorded from Yangzhou Intelligence Living City.

In the first half of 2026, the national average housing price declined moderately. High-quality and upgraded properties in core first-tier and strong second-tier cities saw their sales volume and prices stabilized first, highlighting structural differentiation within the industry.

Guangzhou's luxury housing market followed a similar trend nationwide. Tianhe's top-tier luxury properties maintained stable sales volume and prices, while Baiyun's high-end areas had weaker support to their high-end property price compared to those in Tianhe core area. Our group's flagship project, Xintian Banshan, boasts rare mountain and lake views from Nanhu Lake. The target customer base primarily consists of experienced local business owners and top executives, who generally approve the project's quality after on-site viewing. The remaining units in the Zone B villas (known as 半山墅) and the Zone E Villas complex (known as 山頂道) are located at the higher end of the region in terms of size and total price. Customers making real estate purchases are cautious, resulting in a longer transaction cycle and higher price elasticity compared to similar high-end properties in the area. Subscription and contract sales were same to the revenue recognized during the Reporting Period.

During the Reporting Period, the Xuzhou real estate market was undergoing mild adjustment and recovery from the low price level with accommodative local real estate policies. Yunlong District, as a core functional area of the city, exhibited a relatively strong market resilience. This was beneficial to the sale of Group's remaining inventory in Xuzhou Intelligent Industrial Town. Its subscription and contract sales were roughly equal to the revenue recognized during the Reporting Period. Yangzhou's Guangling District, which is dominated by properties for the first-time homebuyers and those upgrading their homes, the overall market performance was weaker than that of Xuzhou's Yunlong District in terms of purchasing power, sales activity, and price resilience. The proceeds from the disposal of Land Parcel B of the Yangzhou Intelligent Living City project last year were fully deposited into the escrow bank account, and the exterior wall construction of the remaining five buildings in the project commenced at the end of the Reporting period. Neither revenue nor contract sales were recorded from the project for the period.

The wholesale footwear leasing market in Liwan District operated smoothly in the first half of 2026, showing greater stability than in the second half of 2025. Online wholesale and retail sales increased during the period, encouraging tenants to expand their leasing capacity and increase sales activity, offsetting fluctuations in offline customer volume. The Group's Talent Shoes Trading Center experienced a slight decrease in rental income during the period due to short-term lease modification, but the occupancy rate had slightly recovered by the end of the period. Rental income and property management fee income from our Talent Shoes Trading Center and other Group properties amounted RMB6.6 million (Preceding Period: RMB7.5 million) and RMB4.1 million (Preceding Period: RMB3.7 million), respectively.

Distribution costs, administrative and other operating expenses

During the Reporting Period, in light of the Group's contracting business operation and sales, we implemented cost control and streamlined process to reduce non-core operating expenses. Distribution cost, administrative and other operating expenses reduced to RMB19.3 million (Preceding Period: RMB23.4 million).

Share of result in an associate

The Linhe Cun Rebuilding Project is an old village redevelopment project located in the CBD of Tianhe District, Guangzhou, adjacent to Guangzhou East Railway Station. The project is undertaken by an associate (the "Associate") which is 30% owned by the Group and 70% owned by Sun Hung Kai Properties Group. All commercial and residential units were sold and delivered in previous years. Modest income from parking spaces and bank interest income were recorded for during the period. The Group's share of the Associate's profit for the Reporting Period was RMB0.5 million (Preceding Period: RMB0.6 million).

Fair value changes on investment properties and provisions for impairment losses of property portfolio

We have considered the factors outlined in the paragraph titled "Revenue and Gross Profit" above, as well as the valuation conducted by the independent property valuer. A fair value deficit on investment properties of RMB8.3 million (Preceding Period: RMB35.3 million) was recorded. This deficit was mainly attributable to our Talent Shoes Trading Center. Provision for impairment losses totalling RMB6.3 million was recorded for certain unsold units of Xintian Banshan (Preceding Period: RMB1.9 million for Yangzhou project).

Finance cost

Finance costs were reduced slightly to RMB0.7 million (Preceding Period: RMB0.8 million).

Income tax (expenses)/credit

An income tax charge was recorded in the Reporting Period as compared to an income tax credit in the Preceding Period. It was primarily the result of an increase in land appreciation tax, which was partially offset by the recognition of deferred tax credit.

Loss for the period attributable to owners of the Company

Given the slight increase of gross profit, stringent cost saving and less provision for impairment loss against our property portfolio was made, the loss attributable to owners of the Company was narrowed from RMB39.1 million in the Preceding Period to RMB17.5 million in the Reporting Period.

PROSPECT

For the six months ended 30 June 2026, affected by the overall market environment of the industry, the proceeds from property sales of the Group's properties held in Guangzhou, Xuzhou and Yangzhou fell short of expectations. Looking ahead to the second half of 2026, the real estate market condition remains uncertain due to the combined effects of multiple domestic and international macroeconomic and political factors.

The Group's Xintian Banshan low-density luxury residential project experiences a relatively long cash conversion cycle due to its high total prices within the region. Subject to the Group's overall subsequent capital demand and proceeds from various property sales, the Group will prudently evaluate whether to take measures such as moderately relaxing the reasonable bargaining range, increasing investment in marketing resources, and optimizing the decoration configuration of the demonstration units, so as to accelerate the destocking efficiency of the existing villas. Sales performance in the Yangzhou project is currently sluggish. Upon expected completion of the exterior wall construction and related finishing work in the first half of 2027, the Group will systematically study feasible solutions to optimize its sales strategy in light of local market conditions.

Recently, the PRC tax authorities have strengthened the collection and administration of various taxes and fees. Projects under the Group that have been completed for some time and whose sales progress meets the relevant collection and administration regulations may be required to launch the tax settlement and clearance procedures. The Group has previously made full provisions for the relevant potential tax liabilities. If these provisions enter the actual payment stage, they will correspondingly increase the Group's short-term working capital needs. Coupled with the outstanding progress payments for the Yangzhou project and the subsequent settlement of construction payments for the Guangzhou and Xuzhou projects, the Group's short-term financial pressure has increased.

To cope with the above potential capital demands, the Group will accelerate the destocking of the remaining limited property inventory of Xuzhou project, simultaneously sort out and dispose of some non-core assets, and prudently evaluate the feasibility of different financing channels to avoid selling valuable properties through substantial price negotiation. This will not only strengthen the Group's liquidity position but also reserve funds for potential high-quality investment opportunities that may arise during market adjustments period.

Going forward, the Group will dynamically adjust its operating strategies in accordance with industry policies and market environment to maintain the overall financial stability and positive prospect in operating the business of the Group.

LIQUIDITY AND FINANCIAL RESOURCES

The Group's total assets as at 30 June 2026 were approximately RMB2,172.3 million (31 December 2025: approximately RMB2,226.8 million) which were financed by the total equity of approximately RMB1,287.1 million (31 December 2025: approximately RMB1,304.5 million) and total liabilities of approximately RMB885.2 million (31 December 2025: approximately RMB922.3 million) respectively.

The directors consider the Group will have sufficient working capital for its operations and financial resources for financing future investment opportunities.

The Group borrowings were all denominated in Renminbi. Bank balances and cash were mainly denominated in Renminbi. As at 30 June 2026, there were no outstanding forward contracts in foreign currency committed by the Group that might involve it in significant foreign exchange risks and exposures.

CAPITAL STRUCTURE

As at 30 June 2026, the Group's gearing ratio then computed as total liabilities over total assets was approximately 40.7% (31 December 2025: 41.4%). As at 30 June 2026, bank borrowings amounted to RMB33.3 million (31 December 2025: RMB33.3 million) carry variable interest rate of the People's Bank of China 5 years loan base interest rate plus 0.55% inflated rate.

EXPOSURE TO FOREIGN EXCHANGE

The revenue and the cost of goods sold and of service of the Group are mainly denominated in Renminbi. Therefore, the Group is not exposed to any other material foreign currency exchange risk. An average rate and a closing rate of HK$1:RMB1.13454 and HK$1:RMB1.15134, respectively, were applied on consolidation of the financial statements for the six months ended 30 June 2026. No hedging measure has been implemented by the Group.

CHARGES ON ASSETS

As at 30 June 2026, an investment property amounted RMB361.8 million (31 December 2025: RMB369.7 million) were pledged to secure general banking facilities.

NUMBERS AND REMUNERATION OF EMPLOYEES

As at 30 June 2026, the Group had approximately 138 (31 December 2025: 143) employees, most of whom were stationed in the PRC. All employees are remunerated based on industry practice and in accordance with prevailing labor law. In Hong Kong, apart from basic salary, staff benefits including medical insurance, performance related bonus, and mandatory provident fund would be provided by the Group.

CAPITAL COMMITMENT AND CONTINGENT LIABILITIES

Details of the capital commitment as at 30 June 2026 are to be shown in the condensed consolidated financial statements of the interim report. There was no material contingent liabilities as at 30 June 2026.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

Neither the Company, nor any of its subsidiaries purchased, redeemed or sold any of the Company's listed securities during the six months' period ended 30 June 2026.

DIVIDEND

The Board does not recommend payment of any interim dividend for the six months ended 30 June 2026.

MODEL CODE FOR DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted the Model Code as set out in Appendix C3 of the Listing Rules for directors' securities transactions. Having make specific enquiries of all directors of the Company, they have confirmed that they complied with required standard set out in the Model Code throughout the six months ended 30 June 2026.

SUFFICIENCY OF PUBLIC FLOAT

As at the date of this announcement, the Company has maintained the prescribed public float under the Listing Rules, based on the information that is publicly available to the Company and within the knowledge of the Company's directors.

CORPORATE GOVERNANCE

The Board is responsible for determining and reviewing the policies and performance for the corporate governance for the Group. During the Reporting Period, the management of the Company from time to time reported to the Board for their review on various policies and practices about corporate governance of the Company, Company's policies and practices on compliance of legal and regulatory requirements and conduct of employees.

CG Code Part 2 Provision C.2.1

Currently, the Company does not appoint chief executive officer. In view of the operation of the Group, the Board believes that the present structure of the Board will provide a strong leadership for the Group to implement prompt decisions and to formulate efficient strategies, which is for benefits of the Group.

Moreover, the day-to-day operation of the Group's businesses are shared among those executive directors and the management of the Company. Therefore, there should be a clear division of the responsibilities at the board level to ensure a balance of power and authority, so that power is not concentrated in any one individual.

REVIEW OF ACCOUNTS

The unaudited condensed consolidated accounts of the Company and its subsidiaries for the six months ended 30 June 2026 have been reviewed by the audit committee of the Company.

PUBLICATION OF INTERIM RESULTS AND INTERIM REPORT ON THE WEBSITE OF THE COMPANY AND OF THE STOCK EXCHANGE

The interim results announcement is published on the websites of the Company (www.760hk.com) and the Stock Exchange. The interim report containing all the information required by the Listing Rules will be available at the above websites and dispatched to shareholders in due course.

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

Hong Kong, 31 August 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.