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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)**

**CLARIFICATION ANNOUNCEMENT  
IN RELATION TO INTERIM RESULTS ANNOUNCEMENT  
FOR THE SIX MONTHS ENDED 30 JUNE 2024**

Reference is made to the interim results announcement of Talent Property Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) in relation to the unaudited consolidated results of the Group for the six months ended 30 June 2024 published on 29 August 2024 (the “**Interim Results Announcement**”). Unless the context requires otherwise, capitalized terms used herein shall have the same meaning as those defined therein.

The Company noticed that there has been an inadvertent error under the paragraph “CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (CONTINUED)” as stated in page 2 of the Interim Results Announcement. Therefore, the Company would like to clarify and it should be amended as follows (with amendments underlined):

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (CONTINUED)**

*For the six months ended 30 June 2024*

		<b>Six months ended 30 June</b>	
		<b>2024</b>	<b>2023</b>
<i>Notes</i>		<i>RMB'000</i>	<i>RMB'000</i>
		<b>(unaudited)</b>	<b>(unaudited)</b>
<b>Loss for the period attributable to:</b>			
	Owners of the Company	(49,845)	(38,992)
	Non-controlling interests	—	—
		<u>(49,845)</u>	<u>(38,992)</u>
<b>Other comprehensive <u>income/(loss)</u></b>			
Items that may be reclassified subsequently to profit or loss:			
	Exchange differences on translation of financial statements of foreign operations	<u>222</u>	<u>(422)</u>
<b>Other comprehensive <u>income/(loss)</u> for the period</b>		<u>222</u>	<u>(422)</u>
<b>Total comprehensive loss for the period</b>		<u>(49,623)</u>	<u>(39,414)</u>
<b>Total comprehensive loss for the period attributable to:</b>			
	Owners of the Company	(49,623)	(39,414)
	Non-controlling interests	—	—
		<u>(49,623)</u>	<u>(39,414)</u>
		<i>RMB</i>	<i>RMB</i>
			(Restated)
<b>Loss per share</b>			
	Basic and diluted	8 <u>(9.69) cents</u>	<u>(7.58) cents</u>

The information contained in this clarification announcement does not affect the other information contained in the Interim Results Announcement. Save as disclosed in this announcement, all the other information and contents in the Interim Results Announcement remain unchanged.

The unaudited consolidated financial statements of the Company for the six months ended 30 June 2024 with the above amendments will be incorporated and disclosed in the Company's interim report for the six months ended 30 June 2024, which will be published in due course in compliance with the Listing Rules.

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

Hong Kong, 13 September 2024

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

\* *For identification purposes only*