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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)

ANNOUNCEMENT PROFIT WARNING

This announcement is made by Talent Property Group Limited (the “**Company**” and, together with its subsidiaries, the “**Group**”) pursuant to the Inside Information Provisions (as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong) and Rule 13.09 of the Listing Rules.

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that the Group is expected to report a loss in the range of RMB120 million to RMB170 million attributable to Shareholders for the year ended 31 December 2024 (“**FY2024**”), as compared with a loss attributable to Shareholders of approximately RMB33.8 million for the year ended 31 December 2023 (“**FY2023**”).

The expected increase in loss is primarily attributable to, among others, net impact of the following factors: (i) Revenue from the sales of completed units in our Xuzhou Linan Intelligent Industrial Park reduced by approximately RMB400 million as the majority of units presold in previous years were delivered and recognized as revenue in FY2023; (ii) Gross profit declined by approximately RMB130 million as a result of reduced revenue, a decrease in gross profit margin, and changes in the sales mix; (iii) A small amount of share of loss from an associate is expected to be recorded in FY2024 as compared to a share of profit of RMB42.4 million in FY2023. Additionally, a net charge would be incurred regarding the forfeited dividend and the finalization of various costs attributable to different parties involved in the Linhe Cun Rebuilding project; and (iv) The income tax charge is expected to decrease significantly.

The Company is in the course of preparing its financial results for the year ended 31 December 2024. This announcement is only based on the preliminary assessment of the Group's unaudited management accounts for the year ended 31 December 2024 and the information currently available to the Board which has not reviewed by audit committee and subject to finalization and necessary adjustments which has not been confirmed nor audited by the Company's independent auditors. The above information may be subject to further changes upon final review.

Shareholders and potential investors are advised to refer to the details on the final results of the Company for the year ended 31 December 2024, which are expected to be announced on 28 March 2025.

Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.

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

Hong Kong, 21 March 2025

As at the date hereof, the Board comprises Mr. Zhang Gao Bin and Mr. Luo Zhanguan 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*