



STRICTLY PRIVATE AND CONFIDENTIAL

12 May 2016

Talent Property Group Limited

Unit A704, 3rd Floor
Tower A, New Mandarin Plaza
No. 14 Science Museum Road
Tsim Sha Tsui East
Kowloon, Hong Kong

Attention: the Board of Directors

Ref: 2015-018

Dear Sirs,

**Re: Talent Property Group Limited (the “Company”)
Connected transaction in relation to the proposed further amendment of the terms and conditions of the 2010 Convertible Notes; conversion of the 2010 Convertible Notes; and application for Whitewash Waiver**

We refer to the circular of the Company to be despatched on 12 May 2016 (the “**Circular**”) in relation to the Proposed Amendment and the Whitewash Waiver. Terms used in this letter shall have the same meanings as given to them under the definitions section of the Circular.

We hereby give and have not withdrawn our written consent to the issue of the Circular with the inclusion of our letter dated 12 May 2016 and reference to our name, in the form and context in which it appears.

As at the Latest Practicable Date, we were not beneficially interested in the share capital of any member of the Group nor had any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group nor had any interest, either direct or indirect, in any assets which have been, since the date to which the latest published audited consolidated financial statements of the Group were made up, acquired, disposed of by or leased to or are proposed to be acquired or disposed of by or leased to any member of the Group.



Yours faithfully,
For and on behalf of
Astrum Capital Management Limited

A handwritten signature in black ink, appearing to be "Hidulf Kwan", written over a horizontal line.

Hidulf Kwan
Managing Director