



Our Ref: BI/WS/RT/101093/CL

12 May 2016

The Directors  
**Talent Property Group Limited**  
Unit A704, 3<sup>rd</sup> Floor  
Tower A, New Mandarin Plaza  
No. 14 Science Museum Road  
Tsim Sha Tsui  
Kowloon

Dear Sirs,

**TALENT PROPERTY GROUP LIMITED (the “Company”)**

**Circular in connection with:**

- (1) Connected transaction in relation to the proposed further amendment of the terms and conditions of the 2010 Convertible Notes;**
- (2) Conversion of the 2010 Convertible Notes;**
- (3) Application for Whitewash Waiver; and**
- (4) Notice of SGM**

We refer to the circular of the Company dated 12 May 2016 in connection with the captioned matter (the “Circular”). Terms used in this letter have the same meanings as defined in the Circular unless the context otherwise requires.

We hereby consent to and confirm that we have not withdrawn our consent to the issue of the Circular with the inclusion of our letter, summary of values and valuation certificates and the references to our name in the form and context in which they respectively appear in the Circular.

We hereby confirm that as at the Latest Practicable Date, we did not have (i) any beneficial shareholding directly or indirectly, in any member of the Group or any right, whether legally enforceable or not, to subscribe for or to nominate persons to subscribe for securities in any member of the Group; and (ii) any direct or indirect interest in any assets which have, since 31 December 2015, been acquired or disposed of by or leased to any members of the Group, or are proposed to be acquired or disposed of by or leased to any members of the Group.

Yours faithfully,  
For and on behalf of  
**B.I. APPRAISALS LIMITED**

William C. K. Sham *MRICS, MHKIS, RPS (G.P.), MCIREA*  
Executive Director