



CHENG & CHENG LIMITED

CERTIFIED PUBLIC ACCOUNTANTS 鄭鄭會計師事務所有限公司

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Our Ref.: FT0104/FC/T4/WH001

12 May 2016

The Board of Directors
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

Dear Sirs,

Talent Property Group Limited (the “Company”, together with its subsidiaries, the “Group”)
(i) Connected transaction in relation to the proposed further amendment of the terms and conditions of the 2010 Convertible Notes; (ii) conversion of the 2010 Convertible Notes; (iii) application for Whitewash Waiver; and (iv) notice of SGM

We refer to the circular of the Company (the “Circular”) dated 12 May 2016 relating to the captioned matter. Unless the context otherwise requires, capitalised terms used herein shall have the same meanings as defined in the Circular.

As at the Latest Practicable Date, we have given and have not withdrawn our consent to the issue of the Circular with the inclusion of our report on the financial information of the Group set out in Appendix I to the Circular and the reference to our name in the form and context in which they appears in the Circular.

We hereby confirm that as at the Latest Practicable Date, we did not have (i) any 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 been, since 31 December 2015 (being the date to which the latest audited financial statements of the Group were made up), acquired or disposed of by or leased to any member of the Group, or are proposed to be acquired or disposed of by or leased to any member of the Group.

Yours faithfully,

Cheng & Cheng Limited
Certified Public Accountants (Practising)

Cheng Hong Cheung
Practising Certificate Number P01802