



大有融資有限公司

MESSIS CAPITAL LIMITED

Strictly Private & 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

Dear Sirs,

Re: 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 otherwise defined, terms used herein shall have the same meaning as those defined in the Circular.

As at the Latest Practicable Date, we have given and have not withdrawn our written consent to the issue of the Circular, with the inclusion of our opinion and the reference to our name and opinions in the form and context in which they appear in the Circular.

As at the Latest Practicable Date, we did not have any shareholding in any member of the Group or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group.

As at the Latest Practicable Date, we had no 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 were proposed to be acquired or disposed of by or leased to any member of the Group.

Yours faithfully,
For and on behalf of
Messis Capital Limited

Robert Siu
Managing Director