



TALENT PROPERTY GROUP LIMITED

新天地产集團有限公司*

(Incorporated in Bermuda with limited liability)
(Stock Code: 760)

NOTIFICATION LETTER 通知信函

28 April 2023

Dear Non-registered holder⁽¹⁾,

Talent Property Group Limited (the “Company”)

- Notice of Publication of 2022 Annual Report, Circular, Notice of Meeting and Proxy Form (the “Current Corporate Communication”)

The English and Chinese versions of the Company’s current Corporate Communication⁽²⁾ are now available on the Company’s website at www.760hk.com and the website of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) at www.hkexnews.hk. You may access the current Corporate Communication on our website or by browsing through the Stock Exchange’s website.

If you want to receive a printed version of the current Corporate Communication, please complete the request form (the “Request Form”) on the reverse side and return it to the Company c/o Computershare Hong Kong Investor Services Limited (the “Hong Kong Registrar”) by using the mailing label at the bottom of the Request Form (no postage stamp is required if posted in Hong Kong; otherwise, please affix an appropriate stamp). The address of the Hong Kong Share Registrar is 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wan Chai, Hong Kong. The Request Form may also be downloaded from the Company’s website at www.760hk.com or the Stock Exchange’s website at www.hkexnews.hk.

If you have any queries relating to this letter, please call the Company’s telephone hotline at (852) 2620 6028 during business hours from 10:00 a.m. to 5:00 p.m. Monday to Friday, (excluding public holidays) or send an email to talentproperty.ecom@computershare.com.hk.

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

Notes:

- This letter is addressed to Non-registered holders of the Company (“Non-registered holder” means such person or company whose shares are held in The Central Clearing and Settlement System (CCASS) and who has notified the Company from time to time through Hong Kong Securities Clearing Company Limited to receive the Corporate Communications). If you have sold or transferred your shares in the Company, please disregard this letter and the Request Form on the reverse side.*
- Corporate Communications include but not limited to (a) the report of directors, its annual accounts together with a copy of the auditors’ report and, where applicable, its summary financial report; (b) interim report and, where applicable, summary interim report; (c) where applicable, environment, social and governance reports; (d) a notice of meeting; (e) a listing document; (f) a circular; and (g) a proxy form.*

各位非登記持有人⁽¹⁾：

新天地产集團有限公司（「本公司」）

二零二二年度報告、通函、會議通告及代表委任表格（「公司通訊文件」）之發佈通知

本公司的本次公司通訊文件⁽²⁾的中、英文版本已上載於本公司網站（www.760hk.com）及香港聯合交易所有限公司（「聯交所」）之網站（www.hkexnews.hk），歡迎瀏覽。閣下可於本公司網站或透過瀏覽聯交所網站存取本次公司通訊文件。

如閣下欲收取本次公司通訊文件之印刷本，請填妥在本函背面的申請表格（「申請表格」），並使用隨附之郵寄標籤寄回公司經香港中央證券登記有限公司（「香港證券登記處」）（如在香港投寄，毋須貼上郵票；否則，請貼上適當的郵票）。香港證券登記處地址為香港灣仔皇后大道東 183 號合和中心 17M 樓。申請表格亦可於公司網站（www.760hk.com）或聯交所網站（www.hkexnews.hk）內下載。

如閣下對本函內容有任何疑問，請於星期一至星期五（公眾假期除外）上午 10 時正至下午 5 時正辦公時間內致電本公司電話熱線(852) 2620 6028 或電郵至 talentproperty.ecom@computershare.com.hk。

承董事會命
新天地产集團有限公司
主席
張高濱

二零二三年四月二十八日

附註：

- 此函件乃向公司之非登記股份持有人（「非登記持有人」指股份存放於中央結算及交收系統的人士或公司，透過香港中央結算有限公司不時向公司發出通知，希望收到公司通訊文件）發出。如果閣下已經出售或轉讓所持有之公司股份，則無需用本函件及本函背面所附申請表格。
- 公司通訊文件包括但不限於：(a) 董事報告、年度財務報表連同核數師報告及如適用，財務摘要報告；(b) 中期報告及如適用，中期摘要報告；(c) 環境、社會及管治報告（如適用）；(d) 會議通告；(e) 上市文件；(f) 通函；及 (g) 委任代表表格。

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Non-registered holder Name and Address:
非登記股東之姓名及地址:

Request Form 申請表格

To: Talent Property Group Limited. (the "Company")
(Stock Code: 760)
c/o Computershare Hong Kong Investor Services Limited
17M Floor
Hopewell Centre, 183 Queen's Road East
Wan Chai, Hong Kong

致: 新天地產集團有限公司 (「本公司」)
(股份代號: 760)
經香港中央證券登記有限公司
香港灣仔皇后大道東 183 號
合和中心 17M 樓

I/We would like to receive the Corporate Communications* of the Company ("Corporate Communications") in the manner as indicated below:
本人/我們希望以下列方式收取 貴公司之公司通訊文件* (「公司通訊文件」):
(Please mark **ONLY ONE (X)** of the following boxes)
(請從下列空格中, 選擇在其中一個空格內劃上「X」號)

- to receive the **printed English version** of all Corporate Communications **ONLY**; **OR**
僅收取公司通訊文件之**英文印刷本**; 或
- to receive the **printed Chinese version** of all Corporate Communications **ONLY**; **OR**
僅收取公司通訊文件之**中文印刷本**; 或
- to receive both **printed English and Chinese versions** of all Corporate Communications.
同時收取公司通訊文件之**英文及中文印刷本**。

Name(s)[#]
姓名[#]

(Please use ENGLISH BLOCK LETTERS 請用英文正楷填寫)

Signature
簽名

Address[#]
地址[#]

(Please use ENGLISH BLOCK LETTERS 請用英文正楷填寫)

Contact telephone number
聯絡電話號碼

Date
日期

You are required to fill in the details if this request form is downloaded from the Company's or the Stock Exchange's websites.
假如你從公司或聯交所網站下載本申請表格, 請必須填上有關資料。

Notes 附註:

- Please complete all your details clearly.
請 閣下清楚填妥所有資料。
- This letter is addressed to Non-registered holders of the Company ("Non-registered holder" means such person or company whose shares are held in The Central Clearing and Settlement System (CCASS) and who has notified the Company from time to time through Hong Kong Securities Clearing Company Limited to receive Corporate Communications).
此信件乃向公司之非登記股份持有人 (「非登記持有人」指股份存放於中央結算及交收系統的人士或公司, 透過香港中央結算有限公司不時向公司發出通知, 希望收到公司通訊文件) 發出。
- Any form with more than one box marked(X), with no box marked(X), with no signature or otherwise incorrectly completed will be void.
如在本表格作出超過一項選擇、或未有作出選擇、或未有簽署、或在其他方面填寫不正確, 則本表格將會作廢。
- The above instruction will apply to the Corporate Communications to be sent to you until you notify to the Company's Hong Kong Share Registrar, c/o Computershare Hong Kong Investor Services Limited to the contrary or unless you have at any time ceased to have holdings in the Company.
上述指示適用於發送予閣下之所有公司通訊文件, 直至 閣下通知公司之證券登記處香港中央證券登記有限公司另外之安排或任何時候停止持有公司的股份。
- For the avoidance of doubt, we do not accept any other instruction given on this Request Form.
為免存疑, 任何在本申請表格上的額外指示, 公司將不予處理。

*Corporate Communications include but not limited to (a) the report of directors, its annual accounts together with a copy of the auditors' report and, where applicable, its summary financial report; (b) interim report and, where applicable, summary interim report; (c) where applicable, environment, social and governance reports; (d) a notice of meeting; (e) a listing document; (f) a circular; and (g) a proxy form.

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Mailing Label 郵寄標籤

Computershare Hong Kong Investor Services Limited

香港中央證券登記有限公司

Freepost No. 簡便回郵號碼: 37

Hong Kong 香港

Please cut the mailing label and stick it on an envelope to return this form to us.

No postage is necessary if posted in Hong Kong.

當 閣下寄回此表格時, 請將郵寄標籤剪貼於信封上。
如在本港投寄, 閣下無需支付郵費或貼上郵票。

Get in touch with us 與我們聯繫

Send us an enquiry 垂詢
Rate our service 評價
Lodge a complaint 投訴



Contact Us 聯繫我們

www.computershare.com/hk/contact

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