TALENT PROPERTY GROUP LIMITED
新 天 地 產 集 團 有 限 公 司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 760)

POLL RESULTS OF ANNUAL GENERAL MEETING HELD ON 8 JUNE 2026

The Board of the Company is pleased to announce that at the AGM held on 8 June 2026, all the resolutions set out in the AGM Notice dated 29 April 2026 were duly passed by way of poll.

Reference is made to the notice of annual general meeting (the "**AGM**") of Talent Property Group Limited (the "**Company**") dated 29 April 2026 (the "**AGM Notice**"), which was also set out in the circular of the Company dated 29 April 2026 (the "**Circular**"), and also the form of proxy for the AGM. Terms used in this announcement, unless otherwise defined, shall have the same meanings as used in the Circular.

POLL RESULTS

The Board is pleased to announce that at the annual general meeting (the "**AGM**"), all the proposed ordinary resolutions were duly passed by the shareholders by way of poll.

As at the date of the AGM, the total number of shares in issue was 514,656,827 shares. There were no shares entitling the holder to attend and abstain from voting in favour at the AGM as set out in rule 13.40 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") and no shareholder of the Company was required under the Listing Rules to abstain from voting on the resolutions at the AGM. Therefore, the total number of shares entitling the shareholders to attend and vote for or against the resolutions as at the date of the AGM was 514,656,827 shares. None of the shareholders has stated their intention in the Circular to vote against or to abstain from voting on any of the resolutions at the AGM.

All the directors of the Company attended the AGM.

* *For identification purposes only*

The Company's branch share registrar in Hong Kong, Union Registrars Limited, acted as the scrutineer for the purpose of the poll at the Annual General Meeting. The poll results are set out as follows:

	Ordinary Resolutions	Number of Votes (approx. %)	
		For	**Against**
1.	To receive and approve the audited financial statements, the directors' report and the auditors' report for the year ended 31 December 2025.	226,220,535 (100.00%)	0 (0.00%)
2.	To re-elect Mr. Zhang Gao Bin as an executive director.	226,220,535 (100.00%)	0 (0.00%)
3.	To re-elect Mr. Lo Wai Hung (who has served for more than nine years) as an independent non-executive director.	226,220,535 (100.00%)	0 (0.00%)
4.	To authorize the board of directors to fix the remuneration of the directors.	226,220,535 (100.00%)	0 (0.00%)
5.	To re-appoint Cheng & Cheng Limited as the auditors of the Company and to authorize the board of directors to fix their remuneration.	226,220,535 (100.00%)	0 (0.00%)
6.	(A) To grant a general mandate to the directors to issue, allot and deal with new shares of the Company;	226,220,535 (100.00%)	0 (0.00%)
	(B) To grant a general mandate to the directors to repurchase shares of the Company; and	226,220,535 (100.00%)	0 (0.00%)
	(C) Subject to passing of Ordinary Resolutions Nos. 6(A) and 6(B), to extend the general mandate granted to the directors under Ordinary Resolution No. 6(A) by adding the number of shares repurchased pursuant to the general mandate granted under Ordinary Resolution No. 6(B).	226,220,535 (100.00%)	0 (0.00%)

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

Hong Kong, 8 June 2026

As at the date hereof, the Board comprises Mr. Zhang Gao Bin and Mr. Luo Zhangguan as Executive Directors, Ms. Zhou Hanlu as Non-executive Director and Mr. Lo Wai Hung, Mr. Mak Yiu Tong and Mr. Fok Chi Tat Michael as Independent Non-executive Directors.