TALENT PROPERTY GROUP LIMITED
新天地產集團有限公司*

(Incorporated in Bermuda with limited liability)
(於百慕達註冊成立之有限公司)
(Stock Code 股份代號：760)

NOTIFICATION LETTER 通知信函

Dear Non-registered Shareholder (Note 1), 29 September 2026

The following document(s) of Talent Property Group Limited ("**Company**") has/have been prepared in English and Chinese and is/are available on the websites of the Company at www.760hk.com and The Stock Exchange of Hong Kong Limited at www.hkexnews.hk (collectively "**Websites**"):-

- **Interim Report 2026**
  (If you have previously requested to receive Corporate Communication(s)(Note 2) in printed form, the printed copy (or copies) is/are enclosed.)

You may at any time send your request in writing to the Company (c/o its Hong Kong Share Registrar, Union Registrars Limited ("**Hong Kong Share Registrar**") at Suites 3301-04, 33/F., Two Chinachem Exchange Square, 338 King's Road, North Point, Hong Kong or by email to 760-corpcomm@unionregistrars.com.hk to request for printed copies of the Corporate Communications. If you have received notification of the publication of the Corporate Communications on the Websites and for any reason have difficulty in gaining access to the Corporate Communications on the Websites, the Company will upon request send the Corporate Communications to you in printed form free of charge. For the details of arrangement regarding request for printed copy of the Corporate Communications, please visit the Company's website.

As a Non-registered Shareholder, if you wish to receive Corporate Communications of the Company in electronic form, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your shares in the Company are held (collectively, the "**Intermediaries**") and provide your email address to your Intermediaries. Please contact your Intermediaries for the detailed procedure. If the Company does not receive your functional email address from the Intermediaries, until such time that the functional email address is provided to the Intermediaries, you will be unable to receive any notices of publication of the Corporate Communications by email.

Should you have any queries in relation to this letter, please call the Hong Kong Share Registrar at (852) 2849 3399 during business hours from 9:00 a.m. to 5:00 p.m., Monday to Friday, excluding public holidays.

Yours faithfully,
Talent Property Group Limited

** for identification purpose only*

Notes:
(1) This letter is addressed to non-registered shareholders of the Company, which means such person or company whose shares in the Company 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. If you have sold or transferred your shares in the Company, please disregard this letter.
(2) Corporate Communications include, but not limited to (a) directors' report, annual accounts together with auditors' report and, where applicable, summary financial report; (b) interim report and, where applicable, summary interim report; (c) notice of meeting; (d) a listing document; (e)circular; and (f) proxy form.

各位非登記股東(附註 1)：

新天地產集團有限公司(「**本公司**」)下述文件已編制中、英文版本及於本公司之網站 www.760hk.com 及香港聯合交易所有限公司之網站 www.hkexnews.hk (統稱「**該等網站**」)刊載:-

- **2026 中期報告**
  (若 閣下曾要求以印刷本方式收取公司通訊(附註 2)，上述文件之印刷本已隨本函附上。)

閣下可以隨時以書面通知本公司(經本公司之香港股份過戶登記處聯合證券登記有限公司(「**香港股份過戶登記處**」)，地址為香港北角英皇道 338 號華懋交易廣場 2 期 33 樓 3301-04 室或電郵至 760-corpcomm@unionregistrars.com.hk 要求收取公司通訊之印刷本。倘若 閣下已收到有關在該等網站上發佈公司通訊的通知，但因任何原因而難以在該等網站上查閱公司通訊，本公司將於收到 閣下要求後免費寄上所要求公司通訊之印刷本。有關索取公司通訊之印刷本安排之詳情，請瀏覽本公司網站。

作為非登記股東，如 閣下欲以電子方式收取本公司的公司通訊， 閣下應聯絡代 閣下持有股份的銀行、經紀、託管商、代理人或香港中央結算(代理人)有限公司(統稱「**中介公司**」)，並向 閣下的中介公司提供 閣下的電子郵件地址。請聯絡 閣下的中介公司以了解詳細程序。如果本公司沒有從中介公司收到 閣下的有效電子郵件地址，直至中介公司收到 閣下有效的電子郵件地址前，本公司將無法透過電子郵件方式發送公司通訊的登載通知。

閣下若對此信函有任何疑問，請在辦公時間 (星期一至星期五上午 9 時正至下午 5 時正，公眾假期除外) 內致電香港股份過戶登記處 (852) 2849 3399 查詢。

新天地產集團有限公司*
謹啟

2026年9月29日

** 僅供識別*

附註：
(1) 此函件乃向本公司之非登記股東發出。非登記股東指該等持有本公司股份並存放於中央結算及交收系統的人士或公司，並已透過香港中央結算有限公司不時向本公司發出通知，表示欲收取公司通訊。如 閣下已經出售或轉讓所持有之本公司股份，則毋須理會本函件。
(2) 「公司通訊」包括，但不限於 (a) 董事會報告、年度賬目連同核數師報告以及(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) 會議通告；(d) 上市文件；(e)通函；及 (f)委任代表表格。