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TALENT PROPERTY GROUP LIMITED

新天地產集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 760)

PROFIT WARNING

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules.

The Board wishes to inform the shareholders of the Company and potential investors that the Group is expected to record a significant loss for the period of six months ended 30 June 2011. This profit warning announcement is only based on the preliminary review on the unaudited management accounts of the Group.

Shareholders and potential investors are advised to exercise caution when dealing in shares of the Company.

This announcement is made by Talent Property Group Limited (the “**Company**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company and potential investors that the Company and its subsidiaries (the “**Group**”) is expected to record a significant loss for the period of six months ended 30 June 2011. The expected loss of the Group was mainly attributable to the increase in the finance cost and fair value adjustments arising from the promissory notes and the convertible notes, which were issued on 10 December 2010 for the acquisition of subsidiaries engaged in the property businesses as well as the increase in various operating expenses as a result of the consolidation of these subsidiaries.

The Company is in the process of finalizing the interim results for the period of six months ended 30 June 2011. The information contained in this announcement is only based on the preliminary assessment by the Board with reference to the unaudited management accounts of the Group for the period of six months ended 30 June 2011. Financial information of the Group will be disclosed in the interim results announcement for the period of six months ended 30 June 2011, which is expected to be published before the end of August 2011.

* For identification purposes only

Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.

By Order of the Board
TALENT PROPERTY GROUP LIMITED
YAU TAK WAH, PAUL
CHAIRMAN

Hong Kong, 11 August 2011

As at the date hereof, the Board comprises Mr. Yau Tak Wah, Paul, Miss Louie Mei Po, Ms. Liu Yee Nee, Mr. Ng Pui Keung and Mr. You Xiaofei as Executive Directors and Mr. Ng Wai Hung, Mr. Cheung Chung Leung, Richard and Mr. Lo Wai Hung as Independent Non-executive Directors.