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TALENT PROPERTY GROUP LIMITED

新天地产集团有限公司*

(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 year ended 31 December 2011. This profit warning announcement is only based on the preliminary review on the unaudited consolidated 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 year ended 31 December 2011 as compared to the reported profit for the year ended 31 December 2010.

The expected loss of the Group was mainly attributable to (i) the diminution in values of properties portfolio given the tightened market liquidity and regulatory measures on property sector in PRC, (ii) the increase in the finance cost and fair value adjustments arising from the convertible notes, (iii) depreciation, amortization charges and pre-operating expenses arising from hotel business and (iv) the increase in various operating expenses.

The Company is in the process of finalizing the final results for the year ended 31 December 2011. The information contained in this announcement is only based on the preliminary assessment by the Board with reference to the unaudited consolidated management accounts of the Group for the year ended 31 December 2011. Financial information of the Group will be disclosed in the final results announcement for the year ended 31 December 2011, which is expected to be published before the end of March 2012.

* 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
Ng Pui Keung
CHAIRMAN

Hong Kong, 6th March 2012

As at the date hereof, the Board comprises Mr. Ng Pui Keung and Mr. You Xiaofei as Executive Directors and Mr. Cheung Chung Leung, Richard, Mr. Lo Wai Hung and Ms. Pang Yuen Shan, Christina as Independent Non-executive Directors.