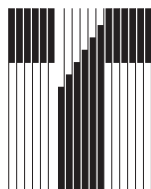


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TERN PROPERTIES COMPANY LIMITED

太興置業有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 277)

CHANGE OF COMPANY SECRETARY

The board of directors (the “Board”) of Tern Properties Company Limited (the “Company”) announces that Mr. LEE Yip Wah, Peter (“Mr. LEE”) resigned and Mr. HUEN Po Wah (“Mr. HUEN”) has been appointed company secretary of the Company with effect from 10 August 2009.

The Board of the Company announces that the biography of Mr. HUEN is as follows:

Mr. HUEN, aged 60, is an associate of the Hong Kong Institute of Chartered Secretaries and also an associate of the Institute of Chartered Secretaries and Administrators. He is also a director of Fair Wind Secretarial Services Limited and has over 27 years of experience in company management and secretarial fields.

The Board takes this opportunity to thank Mr. LEE for his valuable contribution to the Company during his term of service as the company secretary of the Company and welcome Mr. HUEN for his new appointment.

By order of the Board
CHAN Hoi Sow
Chairman

Hong Kong, 10 August 2009

As at the date of this announcement, the Board comprises six Directors, of which three are Executive Directors, namely Mr. CHAN Hoi Sow, Mr. CHAN Yan Tin, Andrew and Mr. CHAN Siu Keung, Leonard and three are Independent Non-Executive Directors, namely Mr. CHAN Kwok Wai, Mr. TSE Lai Han, Henry and Mr. LEUNG Kui King, Donald.