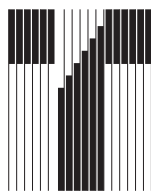


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TERN PROPERTIES COMPANY LIMITED

太興置業有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 277)

ANNOUNCEMENT

RESULTS OF THE ANNUAL GENERAL MEETING HELD ON 18 AUGUST 2021

The Board is pleased to announce that all the resolutions as set out in the notice of AGM were put to the AGM for voting by poll and approved by the Shareholders.

The board of directors (the “**Board**”) of **TERN PROPERTIES COMPANY LIMITED** 太興置業有限公司 (“**Company**”) is pleased to announce that all the resolutions as set out in the notice of annual general meeting of the Company dated 19 July 2021 were put to the annual general meeting of the Company held on 18 August 2021 (the “**AGM**”) for voting by poll and approved by the shareholders of the Company (the “**Shareholders**”). The poll results of the resolutions are summarized as follows:

Ordinary Resolutions		No. of votes cast and percentage of total no. of votes cast	
		For	Against
1.	To receive and consider the audited consolidated Financial Statements, the Report of the Directors and the Independent Auditor’s Report for the year ended 31 March 2021.	169,300,896 (100%)	0 (0%)
2.	To declare a final dividend of HK2.1 cents per share for the year ended 31 March 2021.	169,300,896 (100%)	0 (0%)

Ordinary Resolutions		No. of votes cast and percentage of total no. of votes cast	
		For	Against
3.	(a) To re-elect Ms. Chan Yan Wai, Emily as an Executive Director.	169,300,896 (100%)	0 (0%)
	(b) To re-elect Mr. Chan Kwok Wai as an Independent Non-Executive Director.	169,300,896 (100%)	0 (0%)
	(c) To re-elect Mr. Tse Lai Han, Henry as an Independent Non-Executive Director.	169,300,896 (100%)	0 (0%)
	(d) To authorise the Board of Directors to fix the Directors' remuneration.	169,300,896 (100%)	0 (0%)
4.	To re-appoint HLM CPA Limited as Auditor and authorise the Board of Directors to fix their remuneration.	169,300,896 (100%)	0 (0%)
5.	To give a general mandate to the Directors to buy back shares of the Company (ordinary resolution no. 5 set out in the notice of AGM).	169,300,896 (100%)	0 (0%)
6.	To give a general mandate to the Directors to issue shares of the Company (ordinary resolution no. 6 set out in the notice of AGM).	169,154,896 (99.91%)	146,000 (0.09%)
7.	To extend the general mandate to issue shares by addition thereto the shares bought back by the Company (ordinary resolution no. 7 set out in the notice of AGM).	169,154,896 (99.91%)	146,000 (0.09%)

As more than 50% of the votes were cast in favour of each resolution, all the resolutions were duly passed as ordinary resolutions.

As at the date of the AGM, the number of issued shares of the Company (the “**Shares**”) was 277,232,883 Shares. In relation to all the resolutions proposed at the AGM, the total number of Shares entitling the holders to attend and vote for or against all the resolutions at the AGM was 277,232,883 Shares.

There were no Shares entitling the holders to attend and abstain from voting in favour of the resolutions 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 there were no Shareholders that were required under the Listing Rules to abstain from voting in respect of any of the resolutions at the AGM.

The share registrar of the Company, Computershare Hong Kong Investor Services Limited, acted as scrutineer for the vote-taking at the AGM.

By order of the Board
TERN PROPERTIES COMPANY LIMITED
Chan Hoi Sow
Chairman

Hong Kong, 18 August 2021

As at the date of this announcement, the Board comprises seven Directors, of which three are Executive Directors, namely Mr. Chan Hoi Sow, Mr. Chan Yan Tin, Andrew and Ms. Chan Yan Wai, Emily, one is Non-Executive Director, namely Ms. Chan Yan Mei, Mary-ellen and three are Independent Non-Executive Directors, namely Mr. Chan Kwok Wai, Mr. Tse Lai Han, Henry and Ms. Cheung Chong Wai, Janet.