Disclaimer	
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Cash Dividend with Scrip Option Announcement for Equity Issuer	
Issuer name	Tsim Sha Tsui Properties Limited
Stock code	00247
Multi-counter stock code and currency	Not applicable
Other related stock code(s) and name(s)	Not applicable
Title of announcement	Special Dividend for the year ended 30 June 2021
Announcement date	09 November 2021
Status	Update to previous announcement
Reason for the update / change	Update on (i) the price for converting cash dividend per scrip share; (ii) first date of dealing in scrip shares; (iii) fractional entitlements of scrip shares; and (iv) closing date and time for option election
Information relating to the dividend	
Dividend type	Other dividend
	Special dividend
Dividend nature	Special
For the financial year / period end	30 June 2021
Dividend declared	HKD 0.28 per share
Date of shareholders' approval	27 October 2021
Default option	Cash
Information relating to scrip option	
The price for converting cash dividend per scrip share in declared currency	HKD 23.21
Despatch date of share certificates	07 December 2021
First date of dealing in scrip shares	08 December 2021
Partial election of scrip shares	Yes
Fractional entitlements of scrip shares	Other
	The number of new shares to be received will be rounded down to the nearest whole unit and the remaining fractional entitlements of scrip shares to be refunded in cash
Information relating to Hong Kong share register	
Default currency and amount in which the dividend will be paid	HKD 0.28 per share
Exchange rate	HKD 1 : HKD 1
Closing date and time for option election	25 November 2021 16:30
Ex-dividend date	29 October 2021

Latest time to lodge transfer documents for registration with share registrar for determining entitlement to the dividend	01 November 2021 16:30
Book close period	From 02 November 2021 to 03 November 2021
Record date	03 November 2021
Payment date	07 December 2021
Share registrar and its address	Tricor Friendly Limited Level 54, Hopewell Centre 183 Queen's Road East Hong Kong
Information relating to withholding tax	
Details of withholding tax applied to the dividend declared	Not applicable
Information relating to listed warrants / convertible securities issued by the issuer	
Details of listed warrants / convertible securities issued by the issuer	Not applicable
Other information	
Other information	Not applicable
Directors of the issuer	
As at the date hereof, the Executive Directors of the Company are Mr. Robert Ng Chee Siong and Mr. Daryl Ng Win Kong, the Non-Executive Director is The Honourable Ronald Joseph Arculli, and the Independent Non-Executive Directors are Dr. Allan Zeman, Mr. Adrian David Li Man-kiu and Mr. Steven Ong Kay Eng.	