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<b>Cash Dividend with Scrip Option Announcement for Equity Issuer</b>	
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	Interim Dividend for the six months ended 31 December 2021
Announcement date	11 March 2022
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
<b>Information relating to the dividend</b>	
Dividend type	Interim (Semi-annual)
Dividend nature	Ordinary
For the financial year end	Not applicable
Reporting period end for the dividend declared	31 December 2021
Dividend declared	HKD 0.15 per share
Date of shareholders' approval	Not applicable
Default option	Cash
<b>Information relating to scrip option</b>	
The price for converting cash dividend per scrip share in declared currency	HKD 22.65
Despatch date of share certificates	12 April 2022
First date of dealing in scrip shares	13 April 2022
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
<b>Information relating to Hong Kong share register</b>	
Default currency and amount in which the dividend will be paid	HKD 0.15 per share
Exchange rate	HKD 1 : HKD 1
Closing date and time for option election	29 March 2022 16:30
Ex-dividend date	02 March 2022

Latest time to lodge transfer documents for registration with share registrar for determining entitlement to the dividend	03 March 2022 16:30
Book close period	From 04 March 2022 to 08 March 2022
Record date	08 March 2022
Payment date	12 April 2022
Share registrar and its address	Tricor Friendly Limited
	Level 54, Hopewell Centre
	183 Queen's Road East Hong Kong
<b>Information relating to withholding tax</b>	
Details of withholding tax applied to the dividend declared	Not applicable
<b>Information relating to listed warrants / convertible securities issued by the issuer</b>	
Details of listed warrants / convertible securities issued by the issuer	Not applicable
<b>Other information</b>	
Other information	Not applicable
<b>Directors of the issuer</b>	
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.	