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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	Interim Dividend for the six months ended 31 December 2022
Announcement date	21 February 2023
Status	New announcement
Information relating to the dividend	
Dividend type	Interim (Semi-annual)
Dividend nature	Ordinary
For the financial year end	Not applicable
Reporting period end for the dividend declared	31 December 2022
Dividend declared	HKD 0.15 per share
Date of shareholders' approval	Not applicable
Default option	Cash
Information relating to scrip option	
The price for converting cash dividend per scrip share in declared currency	To be announced
Despatch date of share certificates	18 April 2023
First date of dealing in scrip shares	To be announced
Partial election of scrip shares	Yes
Fractional entitlements of scrip shares	To be announced
Information relating to Hong Kong share register	
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	To be announced
Ex-dividend date	06 March 2023
Latest time to lodge transfer documents for registration with share registrar for determining entitlement to the dividend	07 March 2023 16:30
Book close period	From 08 March 2023 to 10 March 2023
Record date	10 March 2023

Payment date	18 April 2023
Share registrar and its address	Tricor Friendly Limited
	17/F, Far East Finance Centre
	16 Harcourt Road 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.	