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<b>Cash Dividend Announcement for Equity Issuer</b>	
Issuer name	TERN PROPERTIES COMPANY LIMITED
Stock code	00277
Multi-counter stock code and currency	Not applicable
Other related stock code(s) and name(s)	Not applicable
Title of announcement	Interim Results for the Six Months Ended 30 September 2023
Announcement date	22 November 2023
Status	New announcement
<b>Information relating to the dividend</b>	
Dividend type	Interim (Semi-annual)
Dividend nature	Ordinary
For the financial year end	31 March 2024
Reporting period end for the dividend declared	30 September 2023
Dividend declared	HKD 0.003 per share
Date of shareholders' approval	Not applicable
<b>Information relating to Hong Kong share register</b>	
Default currency and amount in which the dividend will be paid	HKD 0.003 per share
Exchange rate	HKD 1 : HKD 1
Ex-dividend date	13 December 2023
Latest time to lodge transfer documents for registration with share registrar for determining entitlement to the dividend	14 December 2023 16:30
Book close period	From 15 December 2023 to 19 December 2023
Record date	19 December 2023
Payment date	29 December 2023
Share registrar and its address	Computershare Hong Kong Investor Services Limited
	Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, 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>	
The Board comprises seven Directors, of which four are Executive Directors, namely Mr. Chan Hoi Sow, Mr. Chan Yan Tin, Andrew, Ms. Chan Yan Wai, Emily and Mr. Chan Yan Lam, Alan and three are Independent Non-Executive Directors, namely Mr. Chan Kwok Wai, Mr. Tse Lai Han, Henry and Ms. Cheung Chong Wai, Janet.	