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(Stock Code: 247)

RETIREMENT AND APPOINTMENT OF INDEPENDENT NON-EXECUTIVE DIRECTORS AND CHANGE OF COMPOSITION OF BOARD COMMITTEES

Retirement and Appointment of Independent Non-Executive Directors

The board of directors (the “Board”) of Tsim Sha Tsui Properties Limited (the “Company”) announces that Mr. Steven Ong Kay Eng will retire from his positions as an Independent Non-Executive Director, a member of the Audit Committee and the Chairman of the Remuneration Committee of the Company with effect from 1st July, 2025 as he wishes to spend more time with his family.

Mr. Ong has confirmed that he has no disagreement with the Board and that he is not aware of any matter that needs to be brought to the attention of the shareholders of the Company in respect of his retirement.

The Board wishes to record its appreciation for Mr. Ong’s valuable contributions and wise counsel during his directorship in the Board.

The Board is pleased to announce that The Honourable Rock Chen Chung-nin will be appointed as an Independent Non-Executive Director and a member of the Audit Committee and the Nomination Committee of the Company with effect from 1st July, 2025. Mr. Chen will also be appointed as an Independent Non-Executive Director of both Sino Land Company Limited and Sino Hotels (Holdings) Limited with effect from 1st July, 2025.

The Honourable Rock Chen Chung-nin, NPC Deputy, SBS, BBS, JP, aged 58, is a Founding Partner of Acuity Capital Partner (HK) Limited. He has over 30 years of experience in the financial industry and has been licensed as a Responsible Officer by the Hong Kong Securities and Futures Commission for over 15 years. He is currently a Member of the Legislative Council representing the Election Committee Constituency, the Chairman of the Hong Kong Council for Accreditation of Academic and Vocational Qualifications, a Member of the Council of The University of Hong Kong, a Board Member of The Hong Kong Airport Authority, an Independent Non-Executive Director of The Bank of East Asia (China) Limited, an Independent Non-Executive Director of Chu Kong Shipping Enterprises (Group) Company Limited which is listed on the main board of The Stock Exchange of Hong Kong Limited, and a Deputy to the 14th National People’s Congress of the People’s Republic of China. He was a Member of the 12th and 13th National Committees of the Chinese People’s Political Consultative Conference. Mr. Chen holds a Bachelor’s Degree in Economics from the Wharton School, the University of Pennsylvania, and a Master’s Degree in Business Administration from J.L. Kellogg Graduate School of Management, Northwestern University.

Save as disclosed above, Mr. Chen does not hold and has not in the last three years held any directorships in other public companies the securities of which are listed on any securities market in Hong Kong or overseas, and other major appointments and professional qualifications. He does not have any other relationship with any director, senior management, substantial shareholder or controlling shareholder of the Company. As at the date hereof, Mr. Chen does not have any interest in shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Mr. Chen does not have a service contract with the Company, but he has a letter of appointment with the Company pursuant to which Mr. Chen is appointed as an Independent Non-Executive Director of the Company for a term of three years commencing from 1st July, 2025 subject to retirement and re-election at annual general meetings in accordance with the Articles of Association of the Company. Pursuant to such letter of appointment, Mr. Chen is entitled to an annual director's fee of HK\$350,000 or such sum of director's fee to be fixed by the Board pursuant to the authority granted by the shareholders at annual general meetings of the Company with reference to his duties and responsibilities, the Company's emolument policy and the recommendation of the Remuneration Committee of the Company.

Mr. Chen has confirmed (i) his independence as regards each of the factors for independence referred to in Rule 3.13(1) to (8) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"), (ii) that he does not have any past or present financial or other interest in the business of the Company or its subsidiaries or any connection with any core connected person (as defined in the Listing Rules) of the Company, and (iii) that there are no other factors that may affect his independence at the time of his appointment.

Save as disclosed above, there is no other matter relating to the appointment of Mr. Chen that needs to be brought to the attention of the shareholders of the Company and there is no other information that needs to be disclosed pursuant to the requirements of Rule 13.51(2) of the Listing Rules.

The Board expresses its warm welcome to Mr. Chen on joining the Board.

Change of Composition of Board Committees

The Board is pleased to announce the following changes of composition of board committees of the Company with effect from 1st July, 2025:-

- (1) Mr. Adrian David Li Man-kiu, an Independent Non-Executive Director, the Chairman of the Audit Committee, a member of the Remuneration Committee and the Nomination Committee of the Company, will be appointed as the Chairman of the Remuneration Committee of the Company; and
- (2) Ms. Nikki Ng Mien Hua, a Non-Executive Director of the Company, will be appointed as a member of the Nomination Committee of the Company.

By Order of the Board
Fanny Cheng Siu King
Company Secretary

Hong Kong, 18th June, 2025

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 Directors are The Honourable Ronald Joseph Arculli and Ms. Nikki Ng Mien Hua, and the Independent Non-Executive Directors are Dr. Allan Zeman, Mr. Adrian David Li Man-kiu and Mr. Steven Ong Kay Eng.