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TSIM SHA TSUI PROPERTIES LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 247)

CHANGE OF CHAIRMAN

The board of directors (the “Board”) of Tsim Sha Tsui Properties Limited (the “Company”) announces that Mr. Robert Ng Chee Siong (“Mr. Robert Ng”) has decided to retire from his positions as Chairman and Executive Director of the Company and Chairman of the Nomination Committee of the Board of the Company with effect from 31st August, 2025.

Mr. Robert Ng has confirmed that he has no disagreement with the Board and that he is not aware of any matters that need to be brought to the attention of the shareholders of the Company in respect of his retirement.

Mr. Daryl Ng Win Kong (“Mr. Daryl Ng”), Executive Director and Deputy Chairman of the Company, will succeed Mr. Robert Ng as Chairman of the Company and Chairman of the Nomination Committee of the Board of the Company with effect from 31st August, 2025.

Mr. Daryl Ng, SBS, JP, aged 47, an Executive Director since April 2005 and Deputy Chairman of the Company since November 2017, holds a Bachelor of Arts Degree in Economics, a Master Degree of Science in Real Estate Development from Columbia University in New York, an Honorary Doctor of Humane Letters degree from Savannah College of Art and Design and an Honorary Doctor of Business Administration, *honoris causa* from Hong Kong Metropolitan University. He is an Honorary Fellow of The Hong Kong University of Science and Technology and Hong Kong Metropolitan University. Mr. Daryl Ng first joined the Company as Executive (Development) in 2003. He is a director of a number of subsidiaries and associated companies of the Company. Mr. Daryl Ng is an Executive Director and Deputy Chairman of Sino Land Company Limited and Sino Hotels (Holdings) Limited, and, a Non-Executive Director of The Bank of East Asia, Limited, all of which are listed on the main board of the Hong Kong Stock Exchange. Mr. Daryl Ng previously served as the Chairman, Non-independent & Non-executive Director of Yeo Hiap Seng Limited, a company listed on the main board of the Singapore Stock Exchange.

Mr. Daryl Ng holds a number of public and honorary positions. He is a member of the Standing Committee of the 14th Beijing Municipal Committee of the Chinese People’s Political Consultative Conference. Mr. Daryl Ng is a member of Council for Carbon Neutrality and Sustainable Development, a member of the Culture Commission, a member of the Advisory Council on the Environment, a member of the Steering Committee of the Research, Academic and Industry Sectors One-plus (RAISe+) Scheme of Innovation and Technology Commission, and a member of the HKTDC Infrastructure Development Advisory Committee. He is the eldest son of Mr. Robert Ng, brother of Non-Executive Director of the Company Ms. Nikki Ng Mien Hua and the eldest grandson of the late substantial shareholder of the Company Mr. Ng Teng Fong.

Save as disclosed above, Mr. Daryl Ng (i) does not hold any position in the Company or other members of the Company's group; (ii) does not hold and has not in the last three years preceding the date hereof held any directorships in other public companies the securities of which are listed on any securities market in Hong Kong or overseas and (iii) does not hold 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.

There is no director's service contract entered into between Mr. Daryl Ng and the Company. There will be no fixed term of Mr. Daryl Ng's service as a director of the Company, but he will be subject to retirement by rotation and re-election at annual general meetings of the Company in accordance with the Articles of Association of the Company. Mr. Daryl Ng is entitled to an annual director's fee of HK\$88,000 or such other 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. As Mr. Daryl Ng is also an Executive Director and Deputy Chairman of Sino Land Company Limited (which is a subsidiary of the Company), Mr. Daryl Ng is entitled to receive director's fee and salary and other benefits from these positions.

As at the date hereof, Mr. Daryl Ng 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).

Save as disclosed above, there is no other matter relating to the appointment of Mr. Daryl Ng 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 Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The Board would like to express its sincere gratitude to Mr. Robert Ng for his contributions to the Company over the past 47 years of service and his leadership in building a solid foundation for the Company's sustainable growth and development.

The Board would like to congratulate Mr. Daryl Ng on his assumption of the role of Chairman upon the effective date, and looks forward to working with him as he leads the Company through the next phase of development.

By Order of the Board
Fanny Cheng Siu King
Company Secretary

Hong Kong, 1st August, 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 The Honourable Rock Chen Chung-nin.