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TSIM SHA TSUI PROPERTIES LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 247)

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. Adrian David Li Man-kiu ("Mr. Li"), after having served on the Board for more than 21 years, has retired as an Independent Non-Executive Director with effect from the conclusion of the annual general meeting of the Company held on 27th October, 2026 ("AGM"), as he retired by rotation and did not stand for re-election at the AGM, in order to devote more time to his other business commitments. Following his retirement, Mr. Li also ceased to be the Chairman of the Audit Committee and the Remuneration Committee and a member of the Nomination Committee of the Company.

Mr. Li 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 sincere appreciation for Mr. Li's valuable contributions and wise counsel during his directorship in the Board.

The Board is pleased to announce that The Honourable Kenneth Lau Ip Keung ("Mr. Lau") has been appointed as an Independent Non-Executive Director, the Chairman of the Audit Committee and the Remuneration Committee and a member of the Nomination Committee of the Company in succession to Mr. Li with effect from 27th October, 2026. Mr. Lau has also been appointed as an Independent Non-Executive Director of both Sino Land Company Limited and Sino Hotels (Holdings) Limited with effect from 27th October, 2026.

The Honourable Kenneth Lau Ip Keung, SBS, MH, JP, aged 60, is the Vice President of Wing Tung Yick Holdings Limited. Mr. Lau holds a Bachelor of Science (Economics) degree from The London School of Economics and Political Science, University of London.

Mr. Lau has extensive experience in public administration and community service. He is a member of the 14th National Committee of the Chinese People's Political Consultative Conference, a Non-Official Member of the Executive Council of the Hong Kong Special Administrative Region, a Member of the Legislative Council representing the Heung Yee Kuk functional constituency, the Chairman and a Council Member of the New Territories Heung Yee Kuk, the Chairman of the Tuen Mun Rural Committee, an Ex-officio Member of the Tuen Mun District Council, and a Non-official Member of the Advisory Committee on the Northern Metropolis.

Mr. Lau was awarded the Medal of Honour in 1999, appointed as a Justice of the Peace in 2002 and a New Territories Justice of the Peace in 2007, and awarded the Bronze Bauhinia Star in 2017 and the Silver Bauhinia Star in 2023 by the Government of the Hong Kong Special Administrative Region.

Save as disclosed above, Mr. Lau 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. Lau 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. Lau does not have a service contract with the Company, but he has a letter of appointment with the Company pursuant to which Mr. Lau is appointed as an Independent Non-Executive Director of the Company for a term of three years commencing from 27th October, 2026 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. Lau is entitled to an annual director's fee of HK$420,000 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. Lau 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. Lau 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. Lau on joining the Board.

By Order of the Board
Fanny Cheng Siu King
Company Secretary

Hong Kong, 27th October, 2026

As at the date hereof, the Executive Director of the Company is 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, The Honourable Rock Chen Chung-nin and The Honourable Kenneth Lau Ip Keung.