Disclaimer	
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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	Final Dividend for the year ended 30 June 2026
Announcement date	09 November 2026
Status	Update to previous announcement
Reason for the update / change	Update on the following items (i) the price for converting cash dividend per scrip share in declared currency; (ii) first date of dealing in scrip shares; (iii) fractional entitlements of scrip shares; and (iv) closing date and time for option election
Information relating to the dividend	
Dividend type	Final
Dividend nature	Ordinary
For the financial year end	30 June 2026
Reporting period end for the dividend declared	30 June 2026
Dividend declared	HKD 0.43 per share
Date of shareholders' approval	27 October 2026
Default option	Cash
Information relating to scrip option	
The price for converting cash dividend per scrip share in declared currency	HKD 18.92
Despatch date of share certificates	07 December 2026
First date of dealing in scrip shares	08 December 2026
Partial election of scrip shares	Yes
Fractional entitlements of scrip shares	Other
	The number of new shares to be received will be rounded down to the nearest whole number of new shares and the remaining fractional entitlements of scrip shares to be refunded in cash
Information relating to Hong Kong share register	
Default currency and amount in which the dividend will be paid	HKD 0.43 per share
Exchange rate	HKD 1 : HKD 1
Closing date and time for option election	25 November 2026 16:30
Ex-dividend date	29 October 2026

Latest time to lodge transfer documents for registration with share registrar for determining entitlement to the dividend	30 October 2026 16:30
Book close period	From 02 November 2026 to 03 November 2026
Record date	03 November 2026
Payment date	07 December 2026
Share registrar and its address	Tricor Investor Services 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 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.	