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**TERN PROPERTIES COMPANY LIMITED**
**太興置業有限公司**
*(Incorporated in Hong Kong with limited liability)*
**(Stock Code : 277)**

# INSIDE INFORMATION

# PROFIT WARNING

This announcement is made by Tern Properties Company Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571, Laws of Hong Kong).

The board of directors of the Company (the "**Board**") wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that based on the information currently available to the Board and the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 September 2026 (the "**Period**"), it is expected to record a loss for the Period attributable to owners of the Company of approximately HK$25.7 million as compared to a profit of approximately HK$14.6 million for the six months ended 30 September 2025 (the "**Last Period**"). The turnaround of the Group's interim results from profit to loss was primarily attributable to (i) a significant increase in fair value loss on investment properties of the Group during the Period to approximately HK$54.5 million as compared to the fair value loss of approximately HK$1.9 million in the Last Period; (ii) a decrease of share of results of associates of the Group with a loss of approximately HK$2.1 million as compared to a profit of HK$1.4 million in the Last Period; offsetting by (iii) a decrease in loss on derecognition of debt instruments at fair value through other comprehensive income of the Group to approximately HK$0.2 million as compared to a loss of approximately HK$14.3 million in the Last Period.

The Company is in the process of finalising the interim results of the Group for the Period. As such, the information contained in this announcement is only based on the preliminary assessment by the management of the Company with reference to the information currently available including the unaudited consolidated management accounts of the Group for the Period, which have not been reviewed by the Company's auditors or the audit committee of the Company and are therefore subject to adjustments upon further review. The actual interim results of the Group for the Period may therefore be different from what is disclosed in this announcement. Shareholders and potential investors are advised to read carefully the interim results announcement of the Company for the Period, which is expected to be published by end of November 2026.

**Shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company.**

By Order of the Board
**TERN PROPERTIES COMPANY LIMITED**
**CHAN Yan Wai, Emily**
**CHAN Yan Lam, Alan**
*Joint Chairmen*

Hong Kong, 10 November 2026

*As at the date of this announcement, the Board comprises seven Directors, of which three are Executive Directors, namely Ms. CHAN Yan Wai, Emily, Mr. CHAN Yan Tin, Andrew and Mr. CHAN Yan Lam, Alan, and four are Independent Non-Executive Directors, namely Mr. CHAN Kwok Wai, Mr. TSE Lai Han, Henry, Ms. CHEUNG Chong Wai, Janet and Mr. LEE Siu Kau.*