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Cash Dividend Announcement for Equity Issuer

Issuer name	TERN PROPERTIES COMPANY LIMITED
Stock code	00277
Multi-counter stock code and currency	Not applicable
Other related stock code(s) and name(s)	Not applicable
Title of announcement	Interim Results for the Six Months Ended 30 September 2026
Announcement date	18 November 2026
Status	New announcement

Information relating to the dividend

Dividend type	Interim (Semi-annual)
Dividend nature	Ordinary
For the financial year end	31 March 2027
Reporting period end for the dividend declared	30 September 2026
Dividend declared	HKD 0.003 per share
Date of shareholders' approval	Not applicable

Information relating to Hong Kong register of holders

Default currency and amount in which the dividend will be paid	HKD 0.003 per share
Exchange rate	HKD 1 : HKD 1
Ex-dividend date	11 December 2026
Latest time to lodge transfers of securities for determining entitlement to the dividend	14 December 2026 16:30
Book close period	From 15 December 2026 to 17 December 2026
Record date	17 December 2026
Payment date	29 December 2026
Registrar and its address	Computershare Hong Kong Investor Services Limited Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, 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	
The Board comprises seven Directors, of which three are Executive Directors, namely Ms. Chan Yan Wai, Emily, Mr. Chan Yan Lam, Alan and Mr. Chan Yan Tin, Andrew and four are Independent Non-Executive Directors, namely Mr. Chan Kwok Wai, Ms. Cheung Chong Wai, Janet, Mr. Tse Lai Han, Henry and Mr. Lee Siu Kau.	