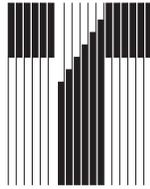


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TERN PROPERTIES COMPANY LIMITED

太興置業有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 277)

PROPOSED AMENDMENTS TO ARTICLES OF ASSOCIATION AND ADOPTION OF NEW ARTICLES OF ASSOCIATION

This announcement is made by Tern Properties Company Limited (the “**Company**”) pursuant to Rule 13.51(1) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

The board of directors of the Company (the “**Board**”) proposes to make amendments to the existing articles of association of the Company and adopt the new articles of association of the Company (the “**New Articles of Association**”) for the purpose of aligning with (i) the recently amended Companies Ordinance (Chapter 622 of the Laws of Hong Kong) in relation to the implementation of the treasury share regime for Hong Kong incorporated listed companies and the promotion of paperless corporate communications; and (ii) the recently announced Listing Rules amendments in relation to the further expansion of the paperless listing regime. Other housekeeping changes are also proposed to enable the Company to conduct general meetings (including holding hybrid/virtual general meetings) and handle other corporate affairs more efficiently, all of which are in alignment with current market practices.

A special resolution will be proposed at the forthcoming annual general meeting of the Company to be held on 20 August 2025 (the “**AGM**”) for the shareholders of the Company (the “**Shareholders**”) to consider and, if thought fit, approve the adoption of the New Articles of Association. A circular containing, among others, further details of the proposed amendments under the New Articles of Association and the notice of the AGM, will be despatched to the Shareholders in due course.

By Order of the Board
Tern Properties Company Limited
Chan Yan Wai, Emily
Chan Yan Lam, Alan
Joint Chairmen

Hong Kong, 18 July 2025

As at the date of this announcement, the Board comprises six 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 three are Independent Non-Executive Directors, namely Mr. CHAN Kwok Wai, Mr. TSE Lai Han, Henry and Ms. CHEUNG Chong Wai, Janet.