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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 2025
Announcement date	19 November 2025
Status	New announcement
Information relating to the dividend	
Dividend type	Interim (Semi-annual)
Dividend nature	Ordinary
For the financial year end	31 March 2026
Reporting period end for the dividend declared	30 September 2025
Dividend declared	HKD 0.003 per share
Date of shareholders' approval	Not applicable
Information relating to Hong Kong share register	
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 2025
Latest time to lodge transfer documents for registration with share registrar for determining entitlement to the dividend	12 December 2025 16:30
Book close period	From 15 December 2025 to 17 December 2025
Record date	17 December 2025
Payment date	29 December 2025
Share 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 six 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 three are Independent Non-Executive Directors, namely Mr. Chan Kwok Wai, Ms. Cheung Chong Wai, Janet and Mr. Tse Lai Han, Henry.	