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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 REDUCTION IN LOSS

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 year ended 31 March 2026 (the “**Year**”), it is expected that the audited consolidated statement of profit or loss and total comprehensive income of the Company for the Year may record a loss before taxation of approximately HK\$27 million as compared to a loss of approximately HK\$49 million for the year ended 31 March 2025 (the “**Last Year**”). The Group’s decrease in loss was primarily attributable to (i) the fair value loss on investment properties of the Group of approximately HK\$40 million during the Year as compared to approximately HK\$91 million for the Last Year and (ii) loss on derecognition of debt instruments at fair value through other comprehensive income of approximately HK\$36 million during the Year as compared to approximately HK\$0.08 million for the Last Year.

However, the Company has yet to finalise the audited annual results of the Group for the Year. 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 Year, which have not been reviewed by the Company’s auditors or the audit committee of the Company and are therefore subject to adjustments. The actual annual results of the Group for the Year may therefore be different from what is disclosed in this announcement. Shareholders and potential investors are advised to read carefully the annual results announcement of the Company

for the Year, which is expected to be published by end of June 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, 8 June 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.