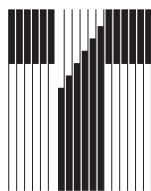


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TERN PROPERTIES COMPANY LIMITED

太興置業有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 277)

ANNOUNCEMENT

RESULTS OF THE ANNUAL GENERAL MEETING HELD ON 19 AUGUST 2026

The board of directors (the “**Board**”) of **TERN PROPERTIES COMPANY LIMITED 太興置業有限公司** (“**Company**”) is pleased to announce the poll results in respect of the resolutions as set out in the notice of annual general meeting of the Company dated 17 July 2026 were put and voted at the annual general meeting of the Company held on 19 August 2026 (the “**AGM**”) as follows:

Ordinary Resolutions		No. of votes cast and percentage of total no. of votes cast	
		For	Against
1.	To receive and consider the audited consolidated Financial Statements, the Report of the Directors and the Independent Auditor’s Report for the year ended 31 March 2026.	197,802,744 (100.000000%)	0 (0.000000%)
2.	To declare a final dividend of HK1.4 cents per share for the year ended 31 March 2026.	197,802,744 (100.000000%)	0 (0.000000%)
3.	(a) To re-elect Ms. Chan Yan Wai, Emily as an Executive Director.	197,802,744 (100.000000%)	0 (0.000000%)
	(b) To re-elect Mr. Chan Yan Lam, Alan as an Executive Director.	197,802,744 (100.000000%)	0 (0.000000%)
	(c) To re-elect Ms. Cheung Chong Wai, Janet as an Independent Non-Executive Director.	197,802,744 (100.000000%)	0 (0.000000%)

Ordinary Resolutions		No. of votes cast and percentage of total no. of votes cast	
		For	Against
	(d) To re-elect Mr. Lee Siu Kau as an Independent Non-Executive Director.	197,802,744 (100.000000%)	0 (0.000000%)
	(e) To authorise the Board of Directors to fix the Directors' remuneration.	197,802,744 (100.000000%)	0 (0.000000%)
4.	To re-appoint HLB Hodgson Impey Cheng Limited as Auditor and authorise the Board of Directors to fix their remuneration.	197,802,744 (100.000000%)	0 (0.000000%)
5.	To give a general mandate to the Directors to buy back shares of the Company (ordinary resolution no. 5 set out in the notice of Annual General Meeting).	197,802,744 (100.000000%)	0 (0.000000%)
6.	To give a general mandate to the Directors to issue shares of the Company (ordinary resolution no. 6 set out in the notice of Annual General Meeting).	197,668,744 (99.932256%)	134,000 (0.067744%)
7.	To extend the general mandate to issue shares by addition thereto the shares bought back by the Company (ordinary resolution no. 7 set out in the notice of Annual General Meeting).	197,668,744 (99.932256%)	134,000 (0.067744%)

As more than 50% of the votes were cast in favour of each resolution, all the resolutions proposed at the AGM were duly passed as ordinary resolutions.

As at the date of the AGM, the number of issued shares of the Company (the “**Shares**”) was 277,232,883 Shares. In relation to all the resolutions proposed at the AGM, the total number of Shares entitling the holders to attend and vote for or against all the resolutions at the AGM was 277,232,883 Shares.

There were no treasury shares held by the Company (including any treasury shares held or deposited with the Central Clearing and Settlement System (CCASS)) nor shares repurchased by the Company pending cancellation.

There were no Shares entitling the holders to attend and abstain from voting in favour of the resolutions at the AGM as set out in Rule 13.40 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and there were no Shareholders that were required under the Listing Rules to abstain from voting in respect of any of the resolutions at the AGM.

The share registrar of the Company, Computershare Hong Kong Investor Services Limited, acted as scrutineer for the vote-taking at the AGM.

All directors of the Company attended the AGM.

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

Hong Kong, 19 August 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 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.