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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	ANNUAL RESULTS FOR THE YEAR ENDED 31 MARCH 2026
Announcement date	17 June 2026
Status	New announcement
Information relating to the dividend	
Dividend type	Final
Dividend nature	Ordinary
For the financial year end	31 March 2026
Reporting period end for the dividend declared	31 March 2026
Dividend declared	HKD 0.014 per share
Date of shareholders' approval	19 August 2026
Information relating to Hong Kong share register	
Default currency and amount in which the dividend will be paid	HKD 0.014 per share
Exchange rate	HKD 1 : HKD 1
Ex-dividend date	27 August 2026
Latest time to lodge transfer documents for registration with share registrar for determining entitlement to the dividend	28 August 2026 16:30
Book close period	From 31 August 2026 to 02 September 2026
Record date	02 September 2026
Payment date	11 September 2026
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 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.	