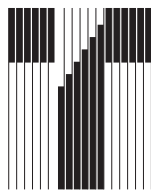


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## **TERN PROPERTIES COMPANY LIMITED**

**太興置業有限公司**

*(Incorporated in Hong Kong with limited liability)*

**(Stock code: 277)**

### **INSIDE INFORMATION**

#### **PROFIT WARNING**

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 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders and potential investors of the Company 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 2019 (the “**Year**”), it is expected that the profit for the Year attributable to owners of the Company may record a significant decline as compared with that for the year ended 31 March 2018. Such decline was primarily attributable to (i) the net realised loss of approximately HK\$28.1 million resulting from the disposal by the Group of certain debt securities during the Year; and (ii) the unrealised loss of approximately HK\$15.7 million due to the decrease in fair value of the Group’s investment properties during the Year.

However, the Company has yet to finalise the 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 which 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 of the Company are advised to read carefully the annual results announcement of the Company for the Year, which is expected to be published by the Company by the end of June 2019.

**Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.**

By Order of the Board  
**Lee Ka Man**  
*Secretary*

Hong Kong, 24 April 2019

*As at the date of this announcement, the Board comprises seven directors, of which three are executive directors, namely Mr. Chan Hoi Sow, Mr. Chan Yan Tin, Andrew and Ms. Chan Yan Wai, Emily, one is a non-executive director, namely Ms. Chan Yan Mei, Mary-ellen and three are independent non-executive directors, namely Mr. Chan Kwok Wai, Mr. Tse Lai Han, Henry and Ms. Cheung Chong Wai, Janet.*