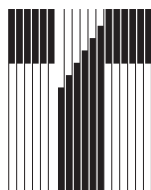


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TERN PROPERTIES COMPANY LIMITED

太興置業有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 277)

ELECTION OF LANGUAGE AND MEANS OF RECEIPT OF CORPORATE COMMUNICATION

The Company will make arrangements to ascertain the preferences of the Shareholders with respect to the election of language(s) and/or the means of receipt of its Corporate Communication in accordance with Rules 2.07A and 2.07B of the Listing Rules and the Company's articles of association.

INTRODUCTION

In order to increase efficiency in communication with the Shareholders and to contribute to environmental protection and for the purpose of saving printing and mailing costs, the Company is making arrangements to ascertain how the Shareholders wish to receive future Corporate Communication from the Company: (i) by electronic means through the Company's website at www.tern.hk and to receive a notification letter whenever the Company's future Corporate Communication is published on the Company's website; or (ii) in printed form, in English language version only, in Chinese language version only, or in both English and Chinese language versions.

PROPOSED ARRANGEMENTS

In accordance with Rules 2.07A and 2.07B of the Listing Rules, the following arrangements will be made by the Company:

1. The Company will send a letter to the Shareholders on or about 16 March, 2021 (the "**First Letter**") together with a reply form with a mailing label attached for posting within Hong Kong (the "**Reply Form**") to enable the Shareholders to elect to receive the Company's future Corporate Communication: either (i) by electronic means through the Company's website at www.tern.hk and to receive a notification letter whenever the Company's future Corporate Communication is published on the Company's website; or (ii) in printed form, in English language version only, in Chinese language version only, or in both English and Chinese language versions.

The First Letter explains that if the Company does not receive the duly completed and signed Reply Form or a response indicating an objection from a Shareholder on or before 16 April, 2021 and until such Shareholder informs the Company by reasonable notice in writing to the Hong Kong Share Registrar, at 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wanchai, Hong Kong or by email at tern.ecom@computershare.com.hk, such Shareholder is deemed to have consented to read all future Corporate Communication published on the Company’s website in place of receiving printed copies. Such Shareholder will receive a notification letter of the publication of the Corporate Communication on the Company’s website.

2. For Shareholders who/which choose to receive Corporate Communication in printed form, the Company will send the selected language version(s) of the Corporate Communication to them unless and until they notify the Hong Kong Share Registrar in writing or by email to tern.ecom@computershare.com.hk that they wish to receive the Corporate Communication in the other (or both) language(s), or by electronic means through the Company’s website.
3. For Shareholders who/which choose (or are deemed to have consented) to receive Corporate Communication by electronic means through the Company’s website, the Company will send a notification letter of the publication of the Corporate Communication on the Company’s website to such Shareholder by post at his/her/its address as appearing on the Company’s register of members maintained by the Hong Kong Share Registrar.
4. When each printed Corporate Communication is sent out by the Company in accordance with the arrangements described in paragraph 2 above, a letter (the “**Notification Letter**”) and a change request form (the “**Change Request Form**”) will be attached to or printed in the relevant Corporate Communication, specifying that the Corporate Communication prepared in the other language will be available upon request, and such Shareholders may change their choice of language(s) and/or the means of receipt of the Corporate Communication by completing and returning the Change Request Form to the Hong Kong Share Registrar by post, by hand or via email to tern.ecom@computershare.com.hk.
5. Shareholders are also entitled, at any time, by reasonable notice in writing to the Company c/o the Hong Kong Share Registrar to change the choice of language(s) and/or the means of receipt of Corporate Communication. Shareholders may also send such notice by email to tern.ecom@computershare.com.hk. With respect to Shareholders who/which have chosen (or are deemed to have consented) to receive Corporate Communication by electronic means but for any reason have difficulty in receiving or gaining access to the Corporate Communication, the Company will promptly, upon such Shareholders’ request, send the Corporate Communication to such Shareholders in printed form free of charge.

6. All Corporate Communication in both English and Chinese and in accessible format will be available on the websites of the Company at www.tern.hk and the Stock Exchange at www.hkexnews.hk.
7. The Hong Kong Share Registrar will provide a hotline service (telephone number: (852) 2862 8688) during business hours (9:00 a.m. to 6:00 p.m., Monday to Friday, excluding public holidays) to enable Shareholders to make enquiry of the Company's proposed arrangements set out in this announcement.
8. The First Letter and the Notification Letter will state that both languages of Corporate Communication will be available on the Company's website and the hotline service will be provided as described in this announcement.

DEFINITIONS

In this announcement, the following expressions have the meanings set out below unless the context requires otherwise:

“Board”	the board of directors of the Company
“Company”	Tern Properties Company Limited (太興置業有限公司), a company incorporated in Hong Kong with limited liability
“Corporate Communication”	any document(s) issued or to be issued by the Company for the information or action of holders of any of the Company's securities, including but not limited to:— <ol style="list-style-type: none">(a) annual reports (containing the directors' report, its annual accounts together with a copy of the auditors' report and, where applicable, its summary financial report);(b) the interim report and, where applicable, its summary interim report;(c) where applicable, the environmental, social and governance report;(d) a notice of meeting;(e) a listing document;(f) a circular; and(g) a proxy form

“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“Hong Kong Share Registrar”	the Company’s share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited, whose address is 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wanchai, Hong Kong
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Share(s)”	ordinary share(s) of the Company
“Shareholder(s)”	holder(s) of the Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited

By order of the Board
Tern Properties Company Limited
Chan Hoi Sow
Chairman

Hong Kong, 16 March 2021

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 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.