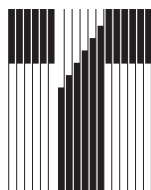


Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



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 ALERT

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 six months ended 30 September 2023 (the “**Period**”), it is expected to record a profit for the Period attributable to owners of the Company of no less than HK\$10 million as compared to a loss of approximately HK\$14.5 million for the six months ended 30 September 2022 (the “**Last Period**”). The turnaround of the Group’s interim results was primarily attributable to (i) a lesser decrease in the fair value loss on investment properties of the Group during the Period to approximately HK\$17.3 million as compared to the fair value loss of approximately HK\$24.1 million in the Last Period; (ii) a significant decrease in the unrealised loss on revaluation of financial assets at fair value through profit or loss of the Group during the Period to approximately HK\$0.2 million as compared to the unrealised loss of approximately HK\$5.7 million in the Last Period and (iii) a significant increase in the net reversal of impairment loss on debt instruments at fair value through other comprehensive income to approximately of HK\$13.7 million of the Group during the Period as compared to the net reversal of impairment loss of approximately HK\$4.3 million in the Last Period. However, it is also expected that the total comprehensive expense for the Period attributable to owners of the Company is approximately HK\$47.6 million which is at the similar level to approximately HK\$58.0 million in the Last Period.

The Company is in the process of finalising the interim results of the Group for the Period. 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 Period, which have not been reviewed by the Company's auditors or the audit committee of the Company and are therefore subject to adjustments upon further review. The actual interim results of the Group for the Period may therefore be different from what is disclosed in this announcement. Shareholders and potential investors are advised to read carefully the interim results announcement of the Company for the Period, which is expected to be published by end of November 2023.

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
Lee Ka Man
Company Secretary

Hong Kong, 15 November 2023

As at the date of this announcement, the Board comprises seven Directors, of which four are Executive Directors, namely Mr. Chan Hoi Sow, Mr. Chan Yan Tin, Andrew, Ms. Chan Yan Wai, Emily and Mr. Chan Yan Lam, Alan and three are Independent Non-Executive Directors, namely Mr. Chan Kwok Wai, Mr. Tse Lai Han, Henry and Ms. Cheung Chong Wai, Janet.