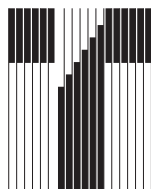


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TERN PROPERTIES COMPANY LIMITED

太興置業有限公司

(Incorporated in Hong Kong with limited liability)

(Stock code : 277)

FINAL DIVIDEND FOR THE YEAR ENDED 31 MARCH 2009 CLOSURE OF REGISTER OF MEMBERS

The board of directors (the “Board”) of Tern Properties Company Limited (the “Company”) has today resolved to recommend a final dividend of HK1.5 cents per share for the year ended 31 March 2009. This proposed final dividend, subject to approval by the shareholders of the Company (the “Shareholders”) at the annual general meeting to be held on Friday, 7 August 2009 (the “AGM”), will be payable on Wednesday, 12 August 2009 to the Shareholders on the Register of Members of the Company on Friday, 31 July 2009.

The Register of Members will be closed from Friday, 31 July 2009 to Friday, 7 August 2009, both days inclusive, during which period no transfer of shares will be registered by the Company. In order to qualify for the proposed final dividend and to determine the identity of the Shareholders entitled to attend and vote at the AGM, all transfers accompanied by the relevant share certificates must be lodged with the Company’s Share Registrar and Transfer Office, Computershare Hong Kong Investor Services Limited, Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen’s Road East, Hong Kong for registration not later than 4:30 p.m. on Thursday, 30 July 2009.

This announcement is also available for viewing on the designated website of Hong Kong Exchanges and Clearing Limited at www.hkexnews.hk and on the website of the Company at www.tern.hk.

By order of the Board
CHAN Hoi Sow
Chairman

Hong Kong, 12 June 2009

As at the date of this announcement, the Board comprises six Directors, of which three are Executive Directors, namely Mr. CHAN Hoi Sow, Mr. CHAN Yan Tin, Andrew and Mr. CHAN Siu Keung, Leonard and three are Independent Non-Executive Directors, namely Mr. CHAN Kwok Wai, Mr. TSE Lai Han, Henry and Mr. LEUNG Kui King, Donald.

“Please also refer to the published version of this announcement in The Standard.”