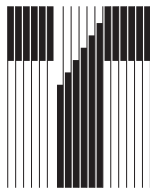


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TERN PROPERTIES COMPANY LIMITED

太興置業有限公司

(Incorporated in Hong Kong with limited liability)

(Stock code: 277)

NOTIFICATION OF BOARD MEETING

Tern Properties Company Limited (the “Company”) hereby announces that a meeting of the board of directors (the “Board”) of the Company will be held on Monday, 29 November 2010 at 26th Floor, Tern Centre, Tower I, 237 Queen’s Road Central, Hong Kong for the purpose of, among other matters, approving the interim results of the Company and its subsidiaries for the six months ended 30 September 2010 and considering the payment of interim dividend, if any.

On behalf of
TERN PROPERTIES COMPANY LIMITED
CHAN Hoi Sow
Chairman

Hong Kong, 17 November 2010

As at the date of this notification, 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.