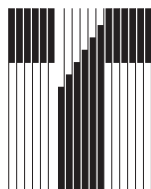


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TERN PROPERTIES COMPANY LIMITED

太興置業有限公司

(Incorporated in Hong Kong with limited liability)

(Stock code: 277)

FINAL DIVIDEND AND SPECIAL DIVIDEND FOR THE YEAR ENDED 31 MARCH 2010 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 HK2.5 cents per share and a special dividend of HK5.0 cents per share for the year ended 31 March 2010. The proposed final dividend and special dividend, subject to approval by the shareholders of the Company (the “Shareholders”) at the annual general meeting to be held on Wednesday, 4 August 2010 (the “AGM”), will be payable on Monday, 9 August 2010 to the Shareholders on the Register of Members of the Company on Wednesday, 28 July 2010.

The Register of Members will be closed from Wednesday, 28 July 2010 to Wednesday, 4 August 2010, 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 special 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 Tuesday, 27 July 2010.

This announcement is also available for viewing on the website of The Stock Exchange of Hong Kong 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, 11 June 2010

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.