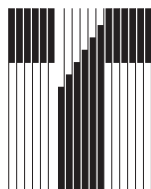


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TERN PROPERTIES COMPANY LIMITED

太興置業有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 277)

INTERIM DIVIDEND FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2009 CLOSURE OF REGISTER OF MEMBERS

The board of directors (the “Board”) of Tern Properties Company Limited (the “Company”) has today declared an interim dividend for the six months ended 30 September 2009 of HK1.0 cent per share payable to shareholders of the Company whose names appear on the Register of Members of the Company on Thursday, 31 December 2009.

The Register of Members will be closed from Thursday, 31 December 2009 to Tuesday, 5 January 2010, both days inclusive, during which period no transfer of shares will be registered by the Company. In order to qualify for the interim dividend, all transfers accompanied by the relevant share certificates must be lodged with the Company’s 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 Wednesday, 30 December 2009.

Dividend warrants will be dispatched to shareholders on Friday, 8 January 2010.

This announcement is also available for viewing on the designated 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 December 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.