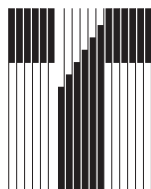


Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance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

INTERIM DIVIDEND FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2010 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 2010 of HK1.8 cents per share payable to shareholders of the Company whose names appear on the Register of Members of the Company on Wednesday, 15 December 2010.

The Register of Members will be closed from Wednesday, 15 December 2010 to Friday, 17 December 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 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, 14 December 2010.

Dividend warrants will be dispatched to shareholders on Wednesday, 22 December 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, 29 November 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.