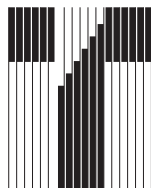


Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the content of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance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

PROFIT ALERT

This announcement is made by Tern Properties Company Limited (the “Company”, together with its subsidiaries, the “Group”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The board of directors of the Company (the “Board”) wishes to inform the shareholders of the Company and potential investors that the Group is expected to record a profit of approximately HK\$100 million for the six months ended 30 September 2014 as compared to the profit of HK\$29.7 million for the six months ended 30 September 2013. Such substantial increase in profit was mainly attributable to the disposal of the property located at Flat A on the 43rd Floor and Parking Spaces Nos. 44 & 45 on the 5th Floor of HighCliff, No. 41D Stubbs Road, Hong Kong as stated in the announcement on 15 July 2014. The transaction was completed on 30 September 2014.

The information contained in this announcement is only based on the preliminary assessment by the Board. The Company is preparing the accounts for the six months ended 30 September 2014 and expects to announce its unaudited consolidated financial results for the six months then ended before 30 November 2014. **Shareholders and potential investors of the Company should exercise caution when dealing in the securities of the Company.**

By order of the Board
Huen Po Wah
Secretary

Hong Kong, 29 October 2014

As at the date of this announcement, the Board of Directors of the Company comprises seven Directors, of which three are Executive Directors, namely Mr. Chan Hoi Sow, Mr. Chan Yan Tin, Andrew and Mr. Chan Siu Keung, Leonard, one is Non-Executive Director, namely Ms. Chan Yan Mei, Mary-ellen and three are Independent Non-Executive Directors, namely Mr. Chan Kwok Wai, Mr. Tse Lai Han, Henry and Mr. Leung Kui King, Donald.