

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Annual General Meeting of Tern Properties Company Limited (the “Company”) will be held in the conference room of Woo, Kwan, Lee & Lo, 26th Floor, Jardine House, 1 Connaught Place, Hong Kong on Friday, 7 September 2001 at 12:00 noon for the following purposes:

1. To receive and consider the audited Financial Statements, the Directors’ Report and the Auditors’ Report for the year ended 31 March 2001.
2. To declare a final dividend.
3. To elect Directors and to fix the Directors’ fees.
4. To appoint Auditors and authorize the Directors to fix their remuneration.
5. To transact any other ordinary business.

By order of the Board

Lee Yip Wah, Peter

Secretary

Hong Kong, 11 June 2001

Notes:

1. A member of the Company entitled to attend and vote at the above meeting is entitled to appoint one or more proxies to attend and, on a poll, vote instead of him. A proxy need not be a member of the Company.
2. To be valid, a form of proxy, together with the power of attorney or other authority (if any) under which it is signed or a notarially certified copy of that power or authority, must be deposited at the registered office of the Company at 26th Floor, Tern Centre, Tower I, 237 Queen’s Road Central, Hong Kong not less than 48 hours before the time appointed for holding the meeting or adjourned meeting.