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Tsim Sha Tsui Properties Limited

(Incorporated in Hong Kong with limited liability)

(Stock Code: 247)

CLOSURE OF REGISTER OF MEMBERS

The board of directors (the “Board”) of Tsim Sha Tsui Properties Limited (the “Company”) has on 2nd September, 2010 recommended a final dividend of HK30 cents per share for the year ended 30th June, 2010 payable to the shareholders of the Company whose names appear on the register of members of the Company on Thursday, 28th October, 2010.

The register of members will be closed from Monday, 25th October, 2010 to Thursday, 28th October, 2010, both dates inclusive, during which period no transfer of shares will be effected. In order to qualify for the proposed final dividend, shareholders should ensure that all transfers accompanied by the relevant share certificates are lodged with the Company’s Registrars, Tricor Friendly Limited, 26th Floor, Tesbury Centre, 28 Queen’s Road East, Hong Kong, for registration not later than 4:30 p.m. on Friday, 22nd October, 2010. The proposed final dividend, if approved at the forthcoming Annual General Meeting to be held on 28th October, 2010, will be paid on Tuesday, 30th November, 2010.

By Order of the Board of
Tsim Sha Tsui Properties Limited
Eric Ip Sai Kwong
Secretary

Hong Kong, 2nd September, 2010

As at the date hereof, the Executive Directors of the Company are Mr. Robert Ng Chee Siong and Mr. Daryl Ng Win Kong, the Non-Executive Director is The Honourable Ronald Joseph Arculli and the Independent Non-Executive Directors are Dr. Allan Zeman, Mr. Adrian David Li Man-kiu and Mr. Steven Ong Kay Eng.