

### TERN PROPERTIES COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)
(Stock code: 277)

## NOTIFICATION LETTER

18 July 2025

Dear registered shareholder(s),

Tern Properties Company Limited (the "Company")

– Notice of Publication of 2025 Annual Report, Annual General Meeting Circular and Proxy Form (the "Current Corporate Communications")

The Current Corporate Communications of the Company have been published in English and Chinese languages and are available on the website of The Stock Exchange of Hong Kong Limited ("HKEX") at <a href="www.hkexnews.hk">www.hkexnews.hk</a> and the Company's website at <a href="www.tem.com.hk">www.tem.com.hk</a>. For the shareholders who have selected to receive the Company's corporate communications (the "Corporate Communications") in printed version or if you are a new registered shareholder (i.e. if you have not previously received Company's letter in relation to seeking your preference on means of receipt of Corporate Communications), enclosed is the Current Corporate Communications of the Company in both English and Chinese versions. If you have any difficulty in receiving or gaining access to the Current Corporate Communications posted on the Company's website for any reason, please send your request (specifying your name, address and request) by email at <a href="mailto:temproperties.ecom@computershare.com.hk">temproperties.ecom@computershare.com.hk</a> or by notice in writing to the Company's Hong Kong share registrar (the "Share Registrar"), Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong. The Company will promptly upon receipt of your request send the Current Corporate Communications to you in printed form free of c harge.

### **Arrangement of Electronic Dissemination of Corporate Communications**

Pursuant to Rule 2.07 of the Rules Governing The Listing of Securities on HKEX under the expansion of paperless listing regime and electronic dissemination of corporate communications that came into effect on 31 December 2023, the Articles of Association of the Company and the Companies Ordinance (Chapter 622 of the Laws of Hong Kong), the Company is writing to inform you that the Company has adopted electronic dissemination of Corporate Communications, which mean any documents issued or to be issued by the Company for the information or action of holders of any of its securities, including but not limited to (a) the directors' report, its annual accounts together with a copy of the auditors' report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary interim report; (c) a notice of meeting; (d) a listing document; (e) a circular and (f) a proxy form.

Please note that both the English and Chinese versions of all future Corporate Communications will be available electronically on the website of the Company at <a href="www.tern.com.hk">www.tern.com.hk</a> and the website of the HKEX at <a href="www.hkexnews.hk">www.hkexnews.hk</a> in place of printed copies (unless requested by the shareholders of the Company (the "Shareholders")). The Company will send all Actionable Corporate Communications to the Shareholders individually in electronic form by email or, if the Company does not possess the email address of a Shareholder or if the email address provided is not functional the Company will send the Actionable Corporate Communications in printed form together with a request form for soliciting the Shareholder's functional email address to facilitate electronic dissemination of Actionable Corporate Communications in the future.

### Solicitation of electronic contact details

To ensure timely receipt of the latest Corporate Communications and Actionable Corporate Communications<sup>1</sup>, the Company recommends you provide your email address by completing, signing and returning the enclosed reply form (the "**Reply Form**") to the Share Registrar, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong.

If you are a new registered shareholder, we would like to seek your consent of receiving the Company's Corporate Communications via electronic means. If the Company does not receive the duly completed and signed Reply Form or any response in writing indicating any objection from you by 15 August 2025, and until you inform the Share Registrar, you are deemed to have consented to receive all future Corporate Communications published on the website of the Company at <a href="https://www.tem.com.hk">www.tem.com.hk</a> (the "Website Version"), and a notification of the publication of the Company's website will be sent to you in the future via email or (only if the Company does not possess the functional email address of a Shareholder) by post.

You are requested to provide an email address in the Reply Form for the purpose of receiving (i) email notifications of the publication of the relevant Corporate Communications on the website of the Company as and when Corporate Communications are published on the website of the Company and (ii) all future Actionable Corporate Communications<sup>1</sup> in electronic form from the Company. If no valid and functional email address is provided by you in the Reply Form or if you are deemed to have consented to receive the Website Version of future Corporate Communications, the Company will send to you by post at your address as appearing in the Company's register of members maintained by the Share Registrar, (i) a notification letter for the publication of Corporate Communications on the website of the Company and (ii) all future Actionable Corporate Communications<sup>1</sup> in printed form, until such time when you have provided a valid and a functional email address to the Share Registrar for receiving the same.

If you want to receive future Corporate Communications and Actionable Corporate Communications<sup>1</sup> in printed form, please complete the enclosed Reply Form and send it to the Share Registrar or send an email to <a href="terrproperties.ecom@computershare.com.hk">terrproperties.ecom@computershare.com.hk</a> specifying your name, address and request to receive the Corporate Communications and Actionable Corporate Communications<sup>1</sup> in printed form. Please note that such instruction, unless being revoked or superseded, shall be valid for one year starting from the receipt date of your instruction and will expire thereafter and new request in writing will be required if you wish to continue to receive printed form of future Corporate Communications and Actionable Corporate Communications<sup>1</sup>.

Should you have any queries relating to this letter, please contact the Company at (852) 2584 1200 during business hours from 10:00 a.m. to 5:00 p.m. (Hong Kong time), Mondays to Fridays, excluding Hong Kong public holidays.

For and on behalf of the Board
Tern Properties Company Limited
CHAN Yan Wai, Emily
CHAN Yan Lam, Alan
Loint Chairmen

# Notes:

- 1. Actionable Corporate Communication refers to any corporate communication that seeks instructions from issuer's securities holders on how they wish to exercise their rights or make an election as the issuer's securities holder.
- The Company will be considered to have complied with the Listing Rules if it sends Actionable Corporate Communications to the email address provided by a Shareholder without receiving any "non-delivery message".



# 太興置業有限公司

(於香港註冊成立的有限公司) (股份代號: 277)

## 通知信函

各位登記股東:

## 太興置業有限公司(「本公司」)

## — 2025 年報、股東週年大會通函及委任表格(「本次公司通訊文件」)之發佈通知

本公司的本次公司通訊文件備有中、英文版本,並已上載於香港聯合交易所有限公司(「**香港交易所**」)網站(www.hkexnews.hk)及本公司網站(www.tern.com.hk),歡迎瀏覽。若股東之前選取收取本公司公司通訊之印刷版本(「**公司通訊**」)或 閣下是新登記股東(即,若 閣下之前沒有收到本公司關於向 閣下徵求選擇公司通訊方式的信函),現奉上英文及中文版本之公司通訊。 閣下若因任何理由以致在收取或接收載於本公司網址上的本次公司通訊文件出現困難, 閣下可將要求(註明 閣下的姓名、地址及要求)以電郵方式發送到本公司之電郵地址 temproperties.ecom@computershare.com.hk 或以書面方式郵寄致本公司的香港股份過戶登記處(「**股份過戶處**」)香港中央證券登記有限公司,地址為香港灣仔皇后大道東 183 號合和中心 17M 樓。本公司將於接到 閣下通知後,盡快向閣下免費發送有關本次公司通訊文件的印刷本。

### 以電子方式發佈公司通訊之安排

根據香港交易所證券上市規則第2.07條已於2023年12月31日起生效的擴大無紙化制度及以電子方式發布公司通訊規定下,本公司的組織章程細則以及公司條例(香港法例第622章),公司謹此通知 閣下,公司已採用以電子方式發布公司通訊之安排,該公司通訊是指公司為向其任何證券持有人提供資訊或提醒其採取行動而發布或將要發布的任何文件,包括但不限於(a)董事會報告、年度帳目以及審計報告副本以及(如適用)財務摘要報告; (b)中期報告及其中期報告摘要(如適用);(c)會議通知; (d)上市文件; (e)通函和 (f)代表委任表格。

請注意,所有日後公司通訊的英文版和中文版將在本公司網站 www.tern.com.hk 和披露易網站 www.hkexnews.hk 上提供,以代替印刷本(除非本公司股東(「**股東**」)要求)。本公司將透過電子郵件以電子方式向股東個別地寄發所有可供採取行動的公司通訊<sup>1</sup>,或倘本公司並無擁有股東的電郵地址,或倘提供的電郵地址無效²,則本公司將寄發可供採取行動的公司通訊的印刷本,連同徵集股東有效電郵地址的申請表格,以便日後以電子方式發佈可供採取行動的公司通訊¹。

#### 徵集電子聯絡資料

為確保及時收到最新的公司通訊及可供採取行動的公司通訊<sup>1</sup>,本公司建議 閣下透過填妥、簽署隨附之回條(「**回條**」)並交回股份過戶處,香港中央證券登記有限公司,地址為香港灣仔皇后大道東 183 號合和中心 17M 樓,以提供 閣下的電郵地址。

倘若 閣下是新登記股東,本公司徵求 閣下同意,透過電子方式接收公司通訊。倘若本公司於 2025 年 8 月 15 日之前尚未收到 閣下已填妥並簽署之回條或表示反對之任何書面回覆, 閣下將被視為已同意於本公司網站 www.tern.com.hk (「網上版本」)上收取已發佈的所有日後公司通訊,而本公司日後將透過電子郵件或郵寄方式(倘本公司並無擁有股東的有效電郵地址)向 閣下發送已在本公司網站登載的公司通訊之通知。

閣下需要在回條中提供電郵地址,以便收取(i)當公司通訊登載於本公司網站時有關本公司網站發佈相關公司通訊的電郵通知及(ii)本公司以電子形式發佈的所有日後可供採取行動的公司通訊<sup>1</sup>。 若 閣下在回條中沒有提供有效且可用的電郵地址,或 閣下被視為已同意接收日後公司通訊的網上版本,本公司將根據股份過戶處所存置的本公司股東名冊上所示的地址透過郵寄方式向 閣下寄發(i)在本公司網站上發佈公司通訊的通知函及(ii)所有日後可供採取行動的公司通訊<sup>1</sup>的印刷本,直至 閣下向股份過戶登記處提供有效且可用的電郵地址以接收該等公司通訊。

倘若 閣下希望收取日後公司通訊及可供採取行動的公司通訊¹之印刷本,請填妥隨附之回條或發送電子郵件至 temproperties.ecom@computershare.com.hk, 並註明 閣下的姓名、地址以及收取公司通訊及可供採取行動的公司通訊¹印刷 本的要求。請注意,除非被撤銷或取代,否則收取日後公司通訊及可供採取行動的公司通訊¹的印刷本之指示由收悉 閣下 指示當日起計一年內有效,此後將過期,而倘 閣下擬繼續收取日後公司通訊及可供採取行動的公司通訊¹的印刷本,則須 提出新的書面要求。

如 閣下對本函件有任何疑問,請於辦公時間星期一至五(香港公眾假期除外)上午 10 時正至下午 5 時正(香港時間)其間致電本公司(852) 2584 1200 查詢。

代表董事會 太**與置業有限公司** *聯席主席* **陳恩蕙 陳恩霖** 

2025年7月18日

附註:

- 1. 「可供採取行動的公司通訊」指任何涉及要求發行人的證券持有人指示其擬如何行使其有關證券持有人的權利的公司通訊。
- 2. 倘若本公司向股東提供的電郵地址寄發可供採取行動的公司通訊,而並無收到任何「無遞交訊息」,則本公司將被視為已遵守上市規則。

REPLY FORM	回條
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Computershare Hong Kong Investor Services Limited

(The "Share Registrar") 17M Floor, Hopewell Centre

183 Queen's Road East, Wanchai, Hong Kong

香港中央證券登記有限公司 (「股份過戶處」) 香港灣仔皇后大道東 183 號 合和中心 17M 樓

(Please choose ONLY ONE of the options below)

(請<u>從以下選項中**只選擇其中一項**)</u>

Personalized QR Code 專屬二維碼

Option 1: Provide your email address for receipt of future Corporate Communications\* of the Company via electronic dissemination by scanning your personalized QR code

選項1:

掃瞄 閣下專屬二維碼提供 閣下之電子郵件地址,以接收公司通過電子方式 發佈的未來公司通訊\*

You are **NOT required** to return this Reply Form if you choose Option 1. 如選擇了選項 1 , 閣下無須交回本回條。

Option 2: I/we hereby provide my/our email address in writing for receipt of future Corporate Communications* of the following listed company (the			
"Company") via electronic dissemination 選項 2: 本人/吾等現以書面提供本人/吾等之的電子	郵件地址・以確保收到以下上市公司(「公	司」)通過電子方式發佈的未來公司通訊*	
Name of Securities holder(s) 證券持有人姓名:	Name of the listed company J Tern Properties Com 太興置業有限公司		
Email address 電郵地址: (Notes 3 / 附註 3)			
<b>Option 3: I/we hereby request for receipt of Corporate Communications* in printed form</b> (Please mark "✓" in the below box if applicable) <b>選項 3:</b> 本人/吾等現要求收取公司通訊*印刷版 (如適用・請在以下方格內劃上「✓」號)  receive future Corporate Communications* in printed copy and noted that this instruction is valid only for one year starting from the receipt date of instruction. (Notes 5) 收取未來公司通訊*的印刷本・並已知悉本指示由收取指示日期起計一年內有效。(所註5)			
Signature(s): <sup>(Notes 1)</sup> 簽名: <sup>(附註 1)</sup>	Contact number: 聯絡電話號碼:	Date: 日期:	
Notes Witt.			

- Notes 例註:

  1. Please complete all your details clearly. If your shares are held in joint names, all of the joint shareholders should jointly sign this Reply Form in order to be valid. 請滿差填妥 間下之所有資料。如屬總名股東、則本回條須由所有總名股東聯合簽署、方為有效。

  2. Any Reply Form with no signature or otherwise incorrectly completed will be void. 任何回條若未為養養姓夫健防万爾與各不证權,則本回條海在傳輸。

  3. If the Company does not receive a functional email address in your reply, you will be unable to receive notifications regarding the publication of Corporate Communications\*. 如公司没有收到 關下的有效養子海件地址, 用下總無法收到海關發佈公司通訊\*的通知。

  4. If you provide more than one email address by QR code, email, reply form and/or other means, only the latest one email address provided will be registered. 如 關下經過過一種每、產藥一何餘久成其他方式提供多於一個的養子學件地址,只有 關下最後提供的電子勢件地址壽會被用於會放射及發見。

  5. If you mark "V" in the box in Option 3, no email address will be registered and only Corporate Communications\* in printed form will be received. 如 關下在通頂 3 方格內劃上 "V" 意,將不會有電子對件地址被登記、只會收取公司通訊\*的印刷版。

  6. For the avoidance of doubt, the Company does not accept any other instructions given on this Reply Form. 高兔存發,在本回線上的任何關外揭示、公司將不予為歷。

- Unless otherwise specified, Corporate Communications refer to any documents issued or to be issued by the Company for the information or action of holders of any of its securities, including but not limited to the anal report, interim report, notice of meeting, circular and proxy form. 除非另有註明:公司通訊乃指公司已發出或將予發出以供其任何證券的持有人參照或採取行動的任何文件,其中包括但不限於年報、中期報告、會議通告、通函及代表委任表格。

PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料聲明

- 個人資料聲明

  "Personal Data" in this statement has the same meaning as "personal data" in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong ("PDPO").
  本聲明中所指的「個人資料」與香港法例第 486 章 【個人資料(私隱)條例》(「《私隱條例》」)中「個人資料」的涵義相同。
  Your Personal Data provided in this Reply Form will be used in connection with, including but not limited to, the Company's electronic dissemination of Corporate Communications" and to liaise with you on other matters relating to your holdings in the Company. Your supply of Personal Data to the Company is on a voluntary basis. In case of a failure to provide sufficient information, the Company may not be able to process your instruction and/or request as stated in this Keply Form.
  圖下於本包爾所提供的個人資料所將(包括但不限於) 有關公司以電子方式發布公司通訊\*及就 關下持有的公司證券有關的其他事宜上與 關下聯絡。 關下是自顧向本公司提供個人資料。若 閣下未能提供足夠資料。本公司可能無法處星 關下在本回條上所述的指示及/或要求。
  Your Personal Data may be disclosed or transferred by the Company to its subsidiaries, the Share Registrar, and/or other companies or bodies for any of the stated purposes, or when it is required to do so by law and will be retained for such period as may be necessary for our verification and record purposes.
  公司司就任何所說明的用性感或任任例是的情况下,常 關下的個人資料投棄或轉移配公司的附屬公司、股份過戶處、及/或其他公司或團體・並將在適當期間保留該等個人資料作核實及紀錄用途。
  You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO、Any such request for access to and/or correction of your Personal Data should be in writing, by mail to the Hong Kong Privacy Officer of the Share Registrar at 17M Flor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong or by email a <u>Privacy Officer of the Share Registrar</u> 117M Flor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong or by email a <u>Privacy Officer efformentershare comble.</u>
  圖下有權根據(私應條例)的條文查閱及或條定 關下的個人資料。任何該等查閱及或修改個人資料的要求均須以豐富在原始。但是可以可以使用使用的工作,183 被告诉讼,181 Philadely Aller Al

Mailing Label 郵客標籤

香港中央證券登記有限公司 Freepost No. 簡便回郵號碼:37 Hong Kong 香港

Please cut the mailing label and stick it on an envelope to return this form to us.

No postage is necessary if posted in Hong Kong.

當 閣下寄回此回條時・請將郵寄標籤剪貼於信封上 如在本港投寄・ 閣下無需支付郵費或貼上郵票。