



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 www.hkexnews.hk and the Company’s website at www.tern.com.hk. 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 ternproperties.ecom@computershare.com.hk 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 charge.

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 www.tern.com.hk and the website of the HKEX at www.hkexnews.hk in place of printed copies (unless requested by the shareholders of the Company (the “Shareholders”). The Company will send all Actionable Corporate Communications¹ 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 functional², the Company will send the Actionable Corporate Communications¹ in printed form together with a request form for soliciting the Shareholder’s functional email address to facilitate electronic dissemination of Actionable Corporate Communications¹ in the future.

Solicitation of electronic contact details

To ensure timely receipt of the latest Corporate Communications and Actionable Corporate Communications¹, 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 www.tern.com.hk (the “Website Version”), and a notification of the publication of the Corporate Communications on 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 Communications¹ 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 Communications¹ 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 Communications¹ in printed form, please complete the enclosed Reply Form and send it to the Share Registrar or send an email to ternproperties.ecom@computershare.com.hk specifying your name, address and request to receive the Corporate Communications and Actionable Corporate Communications¹ 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 Communications¹.

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
Joint Chairmen

Notes:

- 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 ternproperties.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¹,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¹,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¹。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¹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 ternproperties.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
太興置業有限公司
聯席主席
陳恩蕙
陳恩霖

2025年7月18日

附註:

- 「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。
- 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

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。