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PROPERTIES
資 本 策 略

CSI PROPERTIES LIMITED
資本策略地產有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 497)

PROFIT WARNING

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules and Inside Information Provisions of Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The Board wishes to inform shareholders of the Company and potential investors that the Group expects that the unaudited consolidated net profit of the Group for the interim period ending 30 September 2016 is expected to reflect a significant decrease as compared to that of the corresponding period ending 30 September 2015 during which the Group had recorded higher revenue from a significant disposal.

Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company

This announcement is made by CSI Properties Limited (the "Company" and 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 "Listing Rules") and Inside Information Provisions of Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the "Board") wishes to inform shareholders of the Company and potential investors that for the interim period ending 30 September 2016, the unaudited consolidated net profit of the Group is expected to reflect a significant decrease as compared to that of the corresponding period ending 30 September 2015, during which the Group recorded the sizeable sale of the Platinum Building in Shanghai. The Group remains optimistic for the current fiscal year as the real estate market for both commercial and residential properties in Hong Kong remain strong. The sales of the Group's Queen's Gate villa project, through a 50:50 joint venture, have also been going strong with over 160 villas sold and we expect most of these sales to be recorded in the second half of the current fiscal year.

* *For identification purpose only*

The information contained in this announcement is only based on the Board's current assessment of the market conditions and the latest management accounts of the Group which have not yet been confirmed or reviewed by the Company's auditors or audit committee. Details of the Group's performance will be disclosed in the interim results announcement which is expected to be released before the end of November 2016.

Shareholders and potential investors are therefore advised to exercise caution when dealing in the shares of the Company.

By Order of the Board
CSI Properties Limited
Chan Suet Kwan
Company Secretary

Hong Kong, 28 October 2016

As at the date of this announcement, Mr. Chung Cho Yee, Mico (Chairman), Mr. Kan Sze Man, Mr. Chow Hou Man and Mr. Fong Man Bun, Jimmy are the executive directors of the Company, and Dr. Lam Lee G., Mr. Cheng Yuk Wo and Dr. Lo Wing Yan, William are the independent non-executive directors of the Company.