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CSI PROPERTIES LIMITED

資本策略地產有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 497)

PROFIT WARNING SUPPLEMENTAL ANNOUNCEMENT

This announcement is made by CSI Properties Limited (the “**Company**”) pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap.571 of the Laws of Hong Kong).

Reference is made to the announcement issued by the Company on 23 October 2020 (the “**Announcement**”). Unless otherwise redefined, capitalised terms used herein shall have the same meaning as those defined in the Announcement.

The Boards wishes to further inform the Shareholders and potential investors that based on the preliminary review of the unaudited consolidated management accounts of the Group for the interim period ended 30 September 2020, it is expected that the unaudited consolidated net profit of the Group will decrease by approximately 80% as compared to the unaudited consolidated net profit of the Group for the corresponding period in 2019.

The anticipated decrease in net profit was mainly attributable to the reduction in the recorded sales of the Group’s properties under the continuing adverse market conditions caused by the COVID-19 pandemic.

The information contained in this announcement is 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 audited. Details of the Group's performance for the interim period ended 30 September 2020 will be disclosed in the interim results announcement of the Group due to be published before the end of November 2020.

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, 30 October 2020

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

* *For identification purpose only*