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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)

POSITIVE PROFIT ALERT

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

Reference is made to the announcement of the Company dated 25 March 2022 (the “**Announcement**”). Unless the context requires otherwise, all the terms defined in the Announcement shall have the same meaning when used herein.

The Board wishes to inform its shareholders and potential investors that based on the preliminary review of the unaudited consolidated management accounts of the Group for the Reporting Period and other information currently available to the Board, the Company’s consolidated profit attributable to owners of the Company is expected to be approximately HK\$1.17 billion, which represents an increase of approximately 254% as compared to that of the previous year, being approximately HK\$330.8 million. Such increase was mainly attributable to the fair value gain on transfer of properties held for sale to investment properties as disclosed in the Announcement.

The information contained in this announcement is only based on the preliminary review of the unaudited consolidated management accounts of the Group which have not been reviewed or audited by the auditors of the Company. Further information will be disclosed in the announcement containing the final results of the Company for the Reporting Period, which is expected to be published in June 2022.

* *For identification purpose only*

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

By Order of the Board
CSI Properties Limited
Kan Sze Man
Company Secretary

Hong Kong, 29 April 2022

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, Mr. Fong Man Bun, Jimmy, Mr. Ho Lok Fai and Mr. Leung King Yin, Kevin 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.