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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**

This announcement is made by the Company pursuant to Rule 13.09(2)(a) of the Listing Rules and the Inside Information Provisions under Part XIVA of the SFO.

The Board wishes to inform the Shareholders and potential investors that based on the preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 March 2023, the Group is expected to record a significant decrease by approximately 70% in its audited consolidated profit attributable to owners of the Company for the year ended 31 March 2023 as compared to HK\$1,156 million recorded in the annual results of the Group for the year ended 31 March 2022.

**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(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 (Chapter 571 of the Laws of Hong Kong) (the “**SFO**”).

\* For identification purpose only

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that based on the preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 March 2023, the Group is expected to record a significant decrease by approximately 70% in its audited consolidated profit attributable to owners of the Company for the year ended 31 March 2023 as compared to HK\$1,156 million recorded in the annual results of the Group for the year ended 31 March 2022.

The anticipated decrease in profit attributable to owners of the Company was mainly due to the absence of fair value gain on transfer of properties held for sale to investment properties recorded in the current financial year ended 31 March 2023, as compared to the fair value gain of approximately HK\$1.3 billion recorded in the last financial year ended 31 March 2022.

The information contained in this announcement is based on the Board’s current assessment of the market conditions and the latest unaudited consolidated management accounts of the Group which have not yet been confirmed or audited. Details of the Group’s performance for the year ended 31 March 2023 will be disclosed in the final results announcement of the Group due to be published before the end of June 2023.

**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**  
**Kan Sze Man**  
*Company Secretary*

Hong Kong, 28 April 2023

*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, Mr. Leung King Yin, Kevin and Ms. Chung Yuen Tung, Jasmine, and the independent non-executive directors of the Company are Mr. Cheng Yuk Wo, Dr. Lam Lee G., Mr. Shek Lai Him, Abraham, GBS, JP and Dr. Lo Wing Yan, William, JP.*