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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 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 and the Inside Information Provisions under 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 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 2025 and management information currently available to the Company, the Group is expected to record a consolidated loss attributable to owners of the Company in the range of approximately HK$1,650 million to HK$1,700 million for the year ended 31 March 2025, as compared to a consolidated loss attributable to owners of the Company of HK$426 million for the year ended 31 March 2024.

The consolidated loss is primarily attributable to the aggregate of (i) decrease in revenue from the sale of properties; and (ii) adverse changes in the fair value of the Group's investment properties, write-down of Group's properties held for sale and the impairment provisions for joint ventures and associates' properties for the year ended 31 March 2025 which is estimated to be approximately HK$1,150 million based on the preliminary findings from the annual independent revaluation. Changes in the fair value of investment properties, write-down of properties held for sale and impairment provisions for joint ventures and associates' properties are non-cash items which will not have an impact on the operating cash flow of the Group. The overall financial, business and trading positions of the Group remain healthy.

* *For identification purpose only*

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 by the Company's auditor. Details of the Group's performance for the year ended 31 March 2025 will be disclosed in the final results announcement of the Group due to be published before the end of June 2025.

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
Tang Wallace
Company Secretary

Hong Kong, 13 June 2025

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. 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, Mr. Shek Lai Him, Abraham, GBS, JP and Dr. Lo Wing Yan, William, JP.