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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)

(Warrant code: 2612)

APPOINTMENT OF EXECUTIVE DIRECTOR AND MEMBER OF THE EXECUTIVE COMMITTEE

The board of directors (the “**Board**”) of CSI Properties Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) is pleased to announce that Mr. Yip Chai Tuck (“**Mr. Yip**”) has been appointed as an executive director and a member of the executive committee of the Company with effect from 11 December 2025.

Mr. Yip, aged 51, has extensive experience in corporate management, business development and investment banking. Before joining the Group, Mr. Yip was the chief executive officer of Media Asia Group Holdings Limited (whose shares were delisted from the GEM of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) on 20 March 2023 with previous stock code: 8075) between February 2024 and April 2025 and the executive director of eSun Holdings Limited (listed on the Main Board of the Stock Exchange with stock code: 571) from February 2014 to April 2025. Mr. Yip was also an executive director of Media Asia Group Holdings Limited from July 2014 until its shares were delisted from the Stock Exchange, and the chief executive officer of Lai Sun Garment (International) Limited (listed on the Main Board of the Stock Exchange with stock code: 191) from August 2013 to February 2024.

Prior to joining the Lai Sun Group in 2013, he was also a managing director of Goldman Sachs and head of mergers and acquisitions (“**M&A**”) for China. Mr. Yip had also worked for PCCW Limited as vice president of ventures and M&A, responsible for strategic investments and M&A transactions.

* *For identification purpose only*

He graduated from Macquarie University, Australia with a Bachelor of Economics (Accounting) degree.

Mr. Yip is the Honorary Consul of Fiji in Hong Kong. He is currently a member appointed by the HKSAR Government on the Hong Kong Securities and Futures Appeals Tribunal. He had also served on the board of directors of the Hong Kong Film Awards Association.

Mr. Yip has entered into a service agreement with the Company for an initial term of three years commencing from 11 December 2025, which shall be automatically renewed for a further term of one year each commencing from the expiry date of the initial term or subsequent renewal term(s) thereof (as the case may be), subject to retirement by rotation and re-election at annual general meetings of the Company in accordance with the bye-laws of the Company and the Rules Governing the Listing of Securities on the Stock Exchange (the “**Listing Rules**”). Pursuant to the service agreement, Mr. Yip is not entitled to any directors’ fee, subject to review from time to time by the remuneration committee of the Company, with reference to his background, qualification, experience, duties and responsibilities within the Company as well as the Company’s performance and prevailing market conditions.

Save as disclosed above, as at the date of this announcement, Mr. Yip (i) does not hold any other positions with the Company or any other members of the Group; (ii) has not held any directorship at present or in the last three years in other public companies the securities of which are listed on any securities market in Hong Kong or overseas and does not have other major appointments or professional qualifications; (iii) has no interest in the shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Cap. 571 of Laws of Hong Kong); and (iv) does not have any relationship with any other directors, senior management or substantial or controlling shareholders of the Company.

Save as disclosed above, as at the date of this announcement, there is no other information required to be disclosed nor is/was Mr. Yip involved in any of the matters required to be disclosed pursuant to any of the requirements of the provisions under Rule 13.51(2)(h) to (w) of the Listing Rules. The Board is not aware of any other matters in relation to his appointment which need to be brought to the attention of the shareholders of the Company.

The Board would like to take this opportunity to welcome Mr. Yip for joining the Board.

By Order of the Board
CSI Properties Limited
Tang Wallace
Company Secretary

Hong Kong, 11 December 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, Ms. Chung Yuen Tung, Jasmine and Mr. Yip Chai Tuck; the non-executive director of the Company is Mr. Lo Hing Hung (with Mr. Ip Ho Wang as his alternate); and the independent non-executive directors of the Company are Mr. Shek Lai Him, Abraham, GBS, JP, Dr. Lo Wing Yan, William, JP, Mr. Chak Hubert and Mr. Yip Ka Kay.