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)

(1) RESIGNATION OF INDEPENDENT NON-EXECUTIVE DIRECTOR; (2) CHANGE IN COMPOSITION OF BOARD COMMITTEES; AND (3) NON-COMPLIANCE WITH RULES 3.10A, 3.21, 3.25 AND 3.27A OF THE LISTING RULES

RESIGNATION OF INDEPENDENT NON-EXECUTIVE DIRECTOR

The board (the "**Board**") of directors (the "**Director(s)**") of CSI Properties Limited (the "**Company**") hereby announces that Dr. Lo Wing Yan, William, *JP* ("**Dr. Lo**") has tendered his resignation as an independent non-executive Director with effect from 14 August 2026 in order to devote more time to focus on his other career development and work arrangements.

Upon the resignation of Dr. Lo as an independent non-executive Director, he will also cease to be the chairman of the remuneration committee of the Company ("**Remuneration Committee**"), a member of the audit committee of the Company ("**Audit Committee**") and a member of the nomination committee of the Company ("**Nomination Committee**").

Dr. Lo has confirmed that he has no disagreement with the Board and there is no matter relating to his resignation that needs to be brought to the attention of the holders of securities of the Company.

The Board would like to take this opportunity to express its sincere gratitude to Dr. Lo for his valuable contributions to the Company during his tenure of service.

* *For identification purpose only*

NON-COMPLIANCE WITH RULES 3.10A, 3.21, 3.25 AND 3.27A OF THE LISTING RULES

Following the resignation of Dr. Lo:

(i) the Company has eleven Directors, out of which only three of them are independent non-executive Directors, as a result, the Company is not in compliance with the requirement of Rule 3.10A of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") that the Company must appoint independent non-executive directors representing at least one-third of the Board;

(ii) the Audit Committee comprises two independent non-executive Directors, as a result, the Company is not in compliance with the requirement of Rule 3.21 of the Listing Rules that the Audit Committee must comprise a minimum of three members;

(iii) the Remuneration Committee comprises one executive Director and one independent non-executive Director as members, as a result, the Company is not in compliance with the requirement of Rule 3.25 of the Listing Rules that the Remuneration Committee must be chaired by an independent non-executive Director and comprise a majority of independent non-executive Directors; and

(iv) the Nomination Committee comprises two executive Directors and two independent non-executive Directors, as a result, the Company is not in compliance with the requirement of Rule 3.27A of the Listing Rules that the Nomination Committee must comprise a majority of independent non-executive Directors.

The Company will use its best endeavours to identify suitable candidate(s) to fill up the vacancy of independent non-executive Director as well as the vacancies of the member and/or chairman of the Audit Committee, the Remuneration Committee and the Nomination Committee, and in any event within three months from the date of resignation of Dr. Lo, as required under Rules 3.11, 3.23, 3.27 and 3.27C of the Listing Rules. The Company will make further announcement(s) as and when appropriate.

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

Hong Kong, 14 August 2026

As at the date of this announcement, the executive Directors 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 is Mr. Lo Hing Hung (with Mr. Ip Ho Wang as his alternate); and the independent non-executive Directors are Mr. Shek Lai Him, Abraham, GBS, JP, Mr. Chak Hubert and Mr. Yip Ka Kay.