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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)

DISCLOSURE PURSUANT TO RULE 13.18 OF THE LISTING RULES – SUCCESSFUL REFINANCING OF BANKING FACILITIES BY SOUTHWATER HONG KONG LIMITED

This announcement is made by CSI Properties Limited (the "**Company**") pursuant to Rule 13.18 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**").

On 10 November 2026, the Company (as guarantor) and Southwater Hong Kong Limited, a joint venture company (as borrower, hereinafter the "**Borrower**"), entered into a facility agreement (the "**Facility Agreement**") with, among others, certain financial institutions (as lenders) in relation to term loan facilities in the aggregate amount of HK$5,900,000,000 (the "**Facilities**") for refinancing certain existing banking facilities. The Company's attributable equity interest in the Borrower is 50%. The final maturity date of the Facilities is the date falling 42 months from the date of the Facility Agreement.

Pursuant to the Facility Agreement, the Borrower shall make mandatory prepayment of the loans in full within 10 business days upon request following the occurrence of a change of control event. A change of control event includes, among others:

(i) the Chung Family (as defined below) collectively ceases to hold, directly or indirectly, at least 30% beneficial interest in the issued voting share capital of the Company (provided that change of control event will not be triggered in the event of any temporary disposal of shares of the Company by the Chung Family for a

* *For identification purpose only*

period of up to 14 days in connection with a private placement of the existing shares of the Company and there is top-up by way of issue of new shares of the Company equivalent to the disposed shares of the Company within 14 days from the date of the relevant placement agreement where no net disposal proceeds are received by the Chung Family after such top-up);

(ii) the Chung Family collectively ceases to be the single largest shareholder group of the Company; and

(iii) (a) Mr. Chung Cho Yee, Mico ("**Mr. Chung**") or a member of the Chung Family ceases to be the chairman of the board of directors of the Company; or (b) the Chung Family collectively ceases to have the power to manage or direct the Company (whether through ownership of share capital, by contract or otherwise); or (c) there is a change in more than 40% of the composition of the board of directors of the Company over a period of 18 months, provided that change of control event will not be triggered if Mr. Chung or a member of the Chung Family remains the chairman of the board of directors of the Company and the Chung Family is able to control the composition of the board of directors of the Company.

For the purpose of the Facility Agreement, "**Chung Family**" means any of:

(1) Mr. Chung;

(2) the spouse of Mr. Chung; or

(3) any child or step child, natural or adopted, over 18 years old of Mr. Chung and his spouse,

including, for the avoidance of doubt, any trust of which Mr. Chung and any other person(s) identified in paragraphs (2) to (3) above are principal beneficiaries.

The Company will make continuing disclosure in its subsequent interim and annual reports pursuant to the requirements of Rule 13.21 of the Listing Rules so long as the abovementioned obligations continue to exist.

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

Hong Kong, 10 November 2026

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, Mr. Chak Hubert and Mr. Yip Ka Kay.