Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

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

The board (the "**Board**") of directors (the "**Director(s)**") of CSI Properties Limited (the "**Company**", and together with its subsidiaries, the "**Group**") is pleased to announce that Mr. Tai Kwok Leung, Alexander ("**Mr. Tai**") has been appointed as an independent non-executive Director, the chairman of the remuneration committee of the Company (the "**Remuneration Committee**"), a member of the audit committee of the Company (the "**Audit Committee**") and a member of the nomination committee of the Company (the "**Nomination Committee**"), all with effect from 12 November 2026.

APPOINTMENT OF INDEPENDENT NON-EXECUTIVE DIRECTOR

Mr. Tai has been appointed as an independent non-executive Director, the chairman of the Remuneration Committee, a member of the Audit Committee and a member of the Nomination Committee, all with effect from 12 November 2026.

* *For identification purpose only*

Mr. Tai, aged 68, graduated from Victoria University of Wellington in New Zealand with a bachelor's degree in Commerce and Administration in 1982. Mr. Tai is an associate member of the Hong Kong Institute of Certified Public Accountants, CPA Australia and the Institute of Chartered Accountants of New Zealand. He is also a member of the Shandong Committee of the Chinese People's Political Consultative Conference. Mr. Tai was previously a director of VMS Securities Limited until his retirement on 29 December 2023 and was a managing director and the head of the Corporate Finance Department of Investec Capital Asia Limited until July 2017. Mr. Tai is licensed under the Securities and Futures Ordinance (Cap. 571 of Laws of Hong Kong, hereinafter "**SFO**") to conduct Type 1 (dealing in securities), Type 4 (advising on securities) and Type 9 (asset management) regulated activities.

Mr. Tai is currently an executive director of Finet Group Limited, the shares of which are listed on GEM of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") (stock code: 8317). He is also an independent non-executive director of China Star Entertainment Limited (stock code: 0326), BExcellent Group Holdings Limited (stock code: 1775) and G & M Holdings Limited (stock code: 6038), all of which are listed on the Stock Exchange. Mr. Tai is also an independent non-executive director of Eastroc Beverage (Group) Co., Ltd., the shares of which are listed on the Shanghai Stock Exchange (stock code: 605499) and on the Stock Exchange (stock code: 9980). Mr. Tai retired as a director of Shengjing Bank Co., Ltd. (formerly listed on the Stock Exchange under stock code: 2066) with effect from 14 October 2024. He was previously an independent director of Qingdao Eoroom Intelligent Technology Co., Ltd. (formerly quoted on the National Equities Exchange and Quotations under stock code: 874535.NQ).

Mr. Tai was an independent non-executive director of Jiayuan International Group Limited (formerly listed on the Stock Exchange under stock code: 2768) ("**Jiayuan**") from 12 February 2016 to 30 June 2022. Jiayuan is a limited liability company incorporated in the Cayman Islands whose principal business concerns property development including residential and commercial complexes. Jiayuan was served with a winding up petition on 6 September 2022 in respect of an indebtedness due and payable by it in the amount of US$14,500,000 and interest accrued thereon, and was ordered to be wound up by the High Court of Hong Kong on 2 May 2023. Mr. Tai confirmed that there is no wrongful act on his part leading to the liquidation and is not aware of any actual or potential claim that has been or will be made against him as a result of the liquidation, and that his involvement in Jiayuan was part and parcel of his services as an independent non-executive director of Jiayuan and that no misconduct or misfeasance had been involved in the liquidation of Jiayuan.

Save as disclosed above, as at the date of this announcement, Mr. Tai (i) does not hold any other positions with the Company or any other member of the Group; (ii) does not hold, and has not held any other 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 SFO; and (iv) does not have any relationship with any other Directors, senior management or substantial or controlling shareholders of the Company.

Mr. Tai has confirmed that he has satisfied all factors for independence as set out in Rules 3.13(1) to (8) of the Rules Governing the Listing of Securities on the Stock Exchange (the "**Listing Rules**"). He has also confirmed that he has no past or present financial or other interest in the business of the Group or any connection with any core connected person (as defined in the Listing Rules) of the Company. He has further confirmed that there are no other factors that may affect his independence at the time of his appointment.

Mr. Tai has entered into a letter of appointment with the Company for an initial term of three years commencing from 12 November 2026, which shall be automatically renewed for such further period commencing from the expiry date of the initial term or subsequent renewal term(s) thereof (as the case may be) to and including the date of the first annual general meeting (or if such meeting is adjourned, the adjourned meeting) following such expiry date, subject to election at the first annual general meeting of the Company after his appointment and retirement by rotation and re-election at annual general meetings of the Company in accordance with the bye-laws of the Company and the Listing Rules. Pursuant to the letter of appointment, Mr. Tai is entitled to a remuneration of HK$200,000 per annum, as recommended by the Remuneration Committee and approved by the Board with reference to his duties and responsibilities with the Company and the prevailing market conditions, and is subject to review from time to time.

Save as disclosed above, as at the date of this announcement, there is no other information required to be disclosed nor is/was Mr. Tai involved in any of the matters required to be disclosed pursuant to any of the requirements of the provisions under Rules 13.51(2)(h) to 13.51(2)(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 express a warm welcome to Mr. Tai for joining the Board.

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

Reference is made to the announcement of the Company dated 14 August 2026. Following the appointment of Mr. Tai as an independent non-executive Director, the chairman of the Remuneration Committee, a member of the Audit Committee and a member of the Nomination Committee:

(i) the Board comprises twelve Directors, four of whom are independent non-executive Directors, representing at least one-third of the Board, accordingly, the Company is in compliance with the requirements of Rule 3.10A of the Listing Rules;

(ii) the Audit Committee comprises three members, accordingly, the Company is in compliance with the requirements of Rule 3.21 of the Listing Rules;

(iii) the Remuneration Committee comprises a majority of independent non-executive Directors and is chaired by an independent non-executive Director, accordingly, the Company is in compliance with the requirements of Rule 3.25 of the Listing Rules; and

(iv) the Nomination Committee comprises a majority of independent non-executive Directors, accordingly, the Company is in compliance with the requirements of Rule 3.27A of the Listing Rules.

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

Hong Kong, 12 November 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, Mr. Yip Ka Kay and Mr. Tai Kwok Leung, Alexander.