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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
CITY SYNERGY 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 29 July 2026, City Synergy Limited, an indirect subsidiary of the Company (as borrower, hereinafter the “**Borrower**”) entered into a facility agreement (the “**Facility Agreement**”) with a bank (as lender, hereinafter the “**Lender**”) in relation to term loan facilities in the aggregate amount of HK\$145,537,359 (the “**Facilities**”) for refinancing certain loan facilities and for financing or refinancing certain construction costs for a new residential building. The final maturity date of the Facilities is the date falling (i) 30 months from the date of the Facility Agreement; or (ii) 9 months from the date of the occupation permit in relation to the new residential building, whichever is earlier.

In connection with the Facility Agreement, the Company has provided a guarantee in favour of the Lender (the “**Guarantee**”) to guarantee the payment obligations of the Borrower. Under the Guarantee, the Company undertakes that:

- (i) the Chung Family (as defined below) will continue to beneficially own, directly or indirectly, not less than 30% of the entire issued share capital of the Company; and
- (ii) any member of the Chung Family is and shall remain as the single largest shareholder of the Company,

* For identification purpose only

provided that the Company shall not be considered to be in breach of the above undertakings in the event of any temporary disposal of shares of the Company by any member of the Chung Family for a period of up to 14 calendar 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 such disposed shares of the Company to any member of the Chung Family within 14 calendar days from the date of the relevant private placing agreement where no net disposal proceeds are received or receivable by any member of the Chung Family after such top-up.

For the purposes of the Guarantee, “**Chung Family**” means collectively:

- (a) Mr. Chung Cho Yee, Mico (“**Mr. Chung**”);
- (b) the spouse of Mr. Chung;
- (c) any child or step child (natural or adopted and over the age of 18 years old) of Mr. Chung and his spouse; and
- (d) any trust of which Mr. Chung and any other person(s) identified under paragraph (b) or (c) above are principal beneficiaries.

A breach of the above undertakings would constitute an event of default under the Facility Agreement, upon which the Lender may, among other things, declare all or part of the outstanding amounts under the Facilities (together with accrued interest and all other amounts accrued or outstanding) to be immediately due and payable.

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, 29 July 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 Dr. Lo Wing Yan, William, JP, Mr. Shek Lai Him, Abraham, GBS, JP, Mr. Chak Hubert and Mr. Yip Ka Kay.