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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)

SUPPLEMENTAL ANNOUNCEMENT
DISCLOSEABLE TRANSACTION
DISPOSAL OF INVESTMENT

Reference is made to the announcement of CSI Properties Limited (the “**Company**”) dated 15 May 2026 in relation to the discloseable transaction of disposal of investment (the “**Announcement**”). Unless otherwise specified, capitalised terms used herein shall have the same meanings as those defined in the Announcement.

The Board wishes to provide additional information in respect of the Sale Shareholder Loans and the Purchasers.

The Sale Shareholder Loans

The carrying value of the Sale Shareholder Loans as at 31 March 2026 was approximately AU\$31,721,742, whilst the principal amount of the Sale Shareholders Loans was AU\$39,005,307 (approximately HK\$222,330,250). The difference is attributable to impairment provisions made to the carrying value of the Sale Shareholder Loans in accordance with HKFRS Accounting Standards issued by the Hong Kong Institute of Certified Public Accountants. Immediately after Completion, interest-free shareholder loans in the aggregate principal amount of AU\$4,815,083 will remain outstanding from the Target Company to the Seller.

* *For identification purpose only*

The Purchasers

Each of AIP Aggregator and AIP Amber is a registered investment fund with a wide investor base with more than 15 investors.

All information contained in the Announcement remains unchanged and continues to be valid for all purposes. This announcement is supplemental to and should be read in conjunction with the Announcement.

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

Hong Kong, 5 June 2026

For the purposes of this announcement, the exchange rate of AU\$1.00 = HK\$5.70 has been used for currency translation, where applicable. Such an exchange rate is for illustrative purposes and does not constitute representations that any amount in AU\$ or HK\$ has been, could have been or may be converted at such a rate.

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, Dr. Lo Wing Yan, William, JP, Mr. Chak Hubert and Mr. Yip Ka Kay.