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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)

ANNOUNCEMENT PURSUANT TO RULES 13.13 AND 13.16 OF THE LISTING RULES

In accordance with the requirements under Rules 13.13 and 13.16 of the Listing Rules, the Directors announce the details of the financial assistance and guarantee given by the Group to an affiliated company as at 10 November 2015.

1. DISCLOSURE

The following disclosure is made by the Company in compliance with the disclosure requirements under Rules 13.13 and 13.16 of the Listing Rules as a result of the provision of the Shareholder Loan and the Guarantee to Great Maker.

Great Maker is a joint venture formed by the Group with two other partners for the purpose of developing a commercial property in Kowloon Bay. Great Maker is owned as to 30% by the Group and 70% by the other partners which, to the best of the Directors' knowledge, information and belief having made all reasonable enquiry, are third parties independent of the Company and connected persons of the Company.

The Shareholder Loan in the amount of HK\$463,228,159 was advanced by the Group to Great Maker as shareholder's loan out of its internal resources and is unsecured, interest free and has no fixed term of repayment.

As security for Great Maker's obligations under the Banking Facilities, the Company also executed the Guarantee in favour of a licensed bank in Hong Kong to guarantee the obligations of Great Maker under the Banking Facilities up to a maximum amount of HK\$780,000,000, which is equivalent to 30% of the principal amount of the Banking Facilities and is in proportion to the equity interest owned by the Group in Great Maker.

The Shareholder Loan, when aggregated with the Guarantee, exceeds 8% of the assets ratio as defined under Rule 14.07(1) of the Listing Rules and gives rise to a disclosure obligation under Rules 13.13 and 13.16 of the Listing Rules.

* For identification purpose only

2. GENERAL

The Company will comply with the relevant disclosure requirements under Rules 13.20 and 13.22 of the Listing Rules for so long as circumstances giving rise to such disclosure obligation continue to exist. Save as disclosed above, the Directors confirm that there is no other matter which is discloseable under the general obligations imposed by Rules 13.12 to 13.19 of the Listing Rules as at the date of this announcement.

3. DEFINITIONS

In this announcement, the following terms shall have the meanings set opposite them unless the context otherwise requires:

“affiliated company”	has the meaning ascribed to it in the Listing Rules
“Banking Facilities”	the banking facilities in the principal amount of HK\$2,600,000,000 granted by a licensed bank in Hong Kong to Great Maker
“Board”	the board of Directors
“Company”	CSI Properties Limited, a company incorporated in Bermuda with limited liability, whose shares are listed on the Stock Exchange
“connected person(s)”	has the meaning ascribed to it in the Listing Rules
“Director(s)”	the director(s) of the Company
“Great Maker”	Great Maker Limited, a company incorporated in Hong Kong with limited liability and owned as to 30% by the Group
“Group”	the Company and its subsidiaries
“Guarantee”	the limited guarantee provided by the Company to a licensed bank in Hong Kong, pursuant to which the Company agreed to guarantee the obligations of Great Maker under the Banking Facilities up to a maximum amount of HK\$780,000,000, which is equivalent to 30% of the principal amount of the Banking Facilities and is in proportion to the equity interest owned by the Group in Great Maker
“HK\$”	Hong Kong dollar(s), the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange

“Shareholder Loan”	the shareholder’s loan provided by the Group to Great Maker in the principal amount of HK\$463,228,159
“Stock Exchange”	The Stock Exchange of Hong Kong Limited

By Order of the Board
CSI Properties Limited
Chan Suet Kwan
Company Secretary

Hong Kong, 10 November 2015

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. Wong Chung Kwong and Mr. Fong Man Bun, Jimmy, and the independent non-executive directors of the Company are Dr. Lam Lee G., Mr. Cheng Yuk Wo and Dr. Lo Wing Yan, William.