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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)

CLARIFICATION ANNOUNCEMENT 2016 ANNUAL REPORT

Reference is made to the annual report of CSI Properties Limited (the “**Company**”) for the year ended 31 March 2016 (the “**2016 Annual Report**”) published on 15 July 2016. The Company noticed that there were typographical errors on page 128 of the 2016 Annual Report in respect of the following properties:

- (i) No.348 Nathan Road Kowloon, No.348 Nathan Road, Jordan, Kowloon; and
- (ii) The whole of 14/F of Block C, Carpark No.60 on 1/F of Block B, Sea View Estate, No.8 Watson Road, Hong Kong.

The revised page 128 with the corrections underlined is appended below:

* For identification purposes only

Schedule of Properties Held by the Group

As at 31 March 2016

MAJOR PROPERTIES (Continued) PROPERTIES HELD FOR SALE (Continued)

Location	Use	Group's interest	Approximate site area (sq.ft.)	Approximate gross floor area (sq.ft.)	Book cost (HK\$'000)
(i) Hong Kong (Continued)					
Shatin Town Lot No. 562, Area 56A, Kan To, Sha Tin, N.T.	Residential	92%	N/A	50,003	887,000
12/F, Le Diamant, No. 703 & 705 Nathan Road, Kowloon	Commercial	100%	N/A	1,835	26,300
Fan Kam Road Sheung Shui, New Territories	Residential	92%	68,986	N/A	312,200
Tuen Mun Town Lot No. 513, Yan Ching Street, Area 10 Tuen Mun, N.T.	Residential	100%	12,637	N/A	466,700
Ground Floor and Yard, Nos. 35 – 49 Hong Keung Street, San Po Kong, Kowloon	Commercial	100%	N/A	5,823	144,000
No. 348 Nathan Road Kowloon, No. 348 Nathan Road, Jordan, Kowloon	Commercial	100%	N/A	<u>219,949</u>	<u>2,743,900</u>
The whole of 14/F of Block C, Carpark No. 60 on 1/F of Block B, Sea View Estate, No. 8 Watson Road, Hong Kong	Commercial	100%	N/A	<u>12,815</u>	<u>95,000</u>
(ii) The PRC					
In Point, Nos. 168/169 Wujiang Road and No. 1 Lane 333 Shimenyi Road, Jing'an District, Shanghai, PRC	Commercial	100%	149,017	122,441	618,800
(iii) Macau					
Em Macau, Rua do Campo No 258, Broadway Center 1 Andar C-E, G-J, L-S, AB-AD, 2 Andar D-J, L-V, X, Z -AD, and various carparking spaces	Commercial	100%	N/A	9,347	202,500

The abovementioned corrections do not affect other information contained in the 2016 Annual Report. Save for the aforementioned corrections, all other information in the 2016 Annual Report remains unchanged.

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

Hong Kong, 22 July 2016

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.