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PROFIT WARNING

This announcement is made by the Company pursuant to Rule 13.09(2) of the Listing Rules and Inside Information Provisions of Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The Board wishes to inform shareholders of the Company and potential investors that the Group expects that the unaudited consolidated net profit of the Group for the first half of the financial year ending 30 September 2014 will reflect a significant decrease as compared to that of the corresponding period ending 30 September 2013 during which the Group had recorded revenue from significant disposals.

Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.

This announcement is made by CSI Properties Limited (the "Company" and together with its subsidiaries, the "Group") pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (the "Listing Rules") and Inside Information Provisions of Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the "Board") wishes to inform shareholders of the Company and potential investors that for the first half of the financial year ending 30 September 2014, the Group expects the unaudited consolidated net profit of the Group to reflect a significant decrease as compared to that of the corresponding period ending 30 September 2013 during which the Group recorded sales of a number of properties including Le Diamant, H8 and one commercial floor of the Enterprise Square. This decrease is primarily attributable to the reduction in the sales expected to be recorded in respect of the Group's properties during the current period. Nonetheless, the current property market, especially on commercial property sector, remains active and the Board continues to be positive in the prospect of the Group's performance for the full financial year ending 31 March 2015.

* For identification purpose only

The information contained in this announcement is only based on the Board's current assessment of the market conditions and the latest management accounts of the Group which have not yet been confirmed or audited. Details of the Group's performance for the first half of the financial year ending 30 September 2014 will be disclosed in the interim results announcement of the Group due to be published before the end of November 2014.

Shareholders and potential investors are therefore advised to exercise caution when dealing in the shares of the Company.

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

Hong Kong, 12 September 2014

As at the date of this announcement, Mr. Chung Cho Yee, Mico (Chairman), Mr. Kan Sze Man, Mr. Chow Hou Man, Mr. Wong Chung Kwong and Mr. Fong Man Bun, Jimmy are the executive directors of the Company, and Dato' Wong Sin Just, Dr. Lam Lee G., Mr. Cheng Yuk Wo and Dr. Lo Wing Yan, William are the independent non-executive directors of the Company.