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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
STAR SUCCESS INTERNATIONAL 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 26 May 2026, the Company (as guarantor) and Star Success International Limited, a joint venture company (as borrower, hereinafter the “**Borrower**”), entered into a facility agreement (the “**Facility Agreement**”) with, among others, certain financial institutions (as original lenders) in relation to term loan facilities in the aggregate amount of HK\$891,955,000 (the “**Facilities**”) for refinancing certain loan facilities and for financing or refinancing certain land premium payable to the Government of Hong Kong, professional fees and construction costs. The Company’s attributable indirect equity interest in the Borrower is 50%. The final maturity date of the Facilities is the date falling 12 months from the date on which the first loan under the Facilities is made.

* For identification purpose only

Pursuant to the Facility Agreement, it would constitute an event of default if the Chung Family (as defined below) ceases to be the single largest direct or indirect shareholder of the Company or Mr. Chung Cho Yee, Mico (“**Mr. Chung**”) ceases to be the chairman of the board of directors of the Company. For the purposes of the Facility Agreement, “Chung Family” means any of:

- (1) Mr. Chung;
- (2) the spouse of Mr. Chung; or
- (3) any child or step child, natural or adopted, over 18 years old of Mr. Chung and his spouse,

including, for the avoidance of doubt, any trust of which Mr. Chung and any other person(s) identified in paragraphs (2) or (3) above are principal beneficiaries.

Upon the occurrence of such an event of default, the lenders may, among other things, declare all or part of the outstanding amounts under the Facilities (together with accrued interest and all other amounts payable) 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, 26 May 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 Mr. Shek Lai Him, Abraham, GBS, JP, Dr. Lo Wing Yan, William, JP, Mr. Chak Hubert and Mr. Yip Ka Kay.