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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)

LISTING OF WARRANTS ON THE MAIN BOARD OF THE STOCK EXCHANGE OF HONG KONG LIMITED BY WAY OF BONUS ISSUE

Number of Bonus Warrants: 460,489,483

Warrant Subscription price: HK\$0.22 (subject to adjustments)

Stock Code of the Bonus Warrants: 2612

This announcement is made by CSI Properties Limited (the “**Company**”) pursuant to Rule 12.03 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”). Unless defined herein or the context otherwise requires, terms used herein shall have the same meanings as those defined in the prospectus of the Company dated 21 March 2025 (the “**Prospectus**”) in relation to, among others, the Bonus Warrants Issue.

The Company has made an application to the Stock Exchange for, and the Stock Exchange has granted, the listing of, and the permission to deal in, the Bonus Warrants and any Bonus Warrant Shares which may fall to be issued upon exercise of the Warrant Subscription Rights. Dealings in the Bonus Warrants on the Main Board of the Stock Exchange are expected to commence from 9:00 a.m. on Tuesday, 8 April 2025. The Bonus Warrants will be traded in board lots of 20,000 units and the certificates for the Bonus Warrants (the “**Warrant Certificates**”) are expected to be posted on or before Monday, 7 April 2025 at the risk of the Shareholders entitled thereto to their respective addresses shown on the register of members of the Company. In the case of joint shareholdings, the Warrant Certificates will be posted to the address of the Shareholder first named in the register of members of the Company in respect of such joint shareholdings.

* For identification purpose only

Subject to compliance with the stock admission requirements of HKSCC, the Bonus Warrants and any Bonus Warrant Shares which may fall to be issued upon exercise of the Warrant Subscription Rights will be accepted as eligible securities by HKSCC for deposit, clearance and settlement in CCASS with effect from the respective commencement dates of their dealings on the Stock Exchange or such other date as may be determined by HKSCC. All activities under CCASS are subject to the General Rules of CCASS and the CCASS Operational Procedures in effect from time to time.

Each Bonus Warrant will entitle the holder thereof to subscribe in cash for one (1) Bonus Warrant Share at an initial Warrant Subscription Price of HK\$0.22, subject to customary anti-dilutive adjustments typical in securities of this type, at any time from the date of issue of the Bonus Warrants to the Warrant Expiry Date, which is from Monday, 7 April 2025 to Wednesday, 7 April 2027 (both dates inclusive) (the “**Warrant Subscription Period**”). Any Warrant Subscription Rights which have not been exercised during the Warrant Subscription Period will lapse and the related Warrant Certificates will cease to be valid for any purpose whatsoever.

Each Warrant Certificate will contain a subscription form. In order to exercise the Warrant Subscription Rights, a holder of the Bonus Warrants must complete and sign the subscription form (which shall, once completed and signed, be irrevocable) and deliver such subscription form and the Warrant Certificate together with a remittance for the relevant exercise moneys (or, in the case of a partial exercise, the relevant portion of the exercise moneys) to Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17/F, Hopewell Centre, 183 Queen’s Road East, Wanchai, Hong Kong or such other person, firm or company retained by the Company for the time being to maintain in Hong Kong (unless the Directors otherwise determine) the register of holders of the Bonus Warrants.

A copy of the Prospectus is available on the websites of the Stock Exchange (www.hkexnews.hk) and the Company (www.csigroup.hk).

By Order of the Board
CSI Properties Limited
Kan Sze Man
Company Secretary

Hong Kong, 2 April 2025

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 and Ms. Chung Yuen Tung, Jasmine; and the independent non-executive Directors are Mr. Cheng Yuk Wo, Mr. Shek Lai Him, Abraham, GBS, JP and Dr. Lo Wing Yan, William, JP.