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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)

PROFIT WARNING

This announcement is made by CSI Properties Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Inside Information Provisions under 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 the shareholders of the Company (the “**Shareholders**”) and potential investors of the Company that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 September 2024 and management information currently available to the Company, it is estimated that the Group may report a consolidated loss attributable to owners of the Company in the range of approximately HK\$900 million to HK\$950 million for the six months ended 30 September 2024, as compared to a profit of HK\$58 million for the corresponding period in 2023.

The change is primarily attributable to the aggregate of adverse changes in the fair value of the Group’s investment properties and the impairment provision for joint venture’s properties for the six months ended 30 September 2024 which is estimated to be approximately HK\$650 million based on the latest available financial information of the Group. Changes in the fair value of investment properties and impairment provision for joint venture’s properties are non-cash items which will not have an impact on the operating cash flow of the Group. The overall financial, business and trading positions of the Group remain healthy.

* For identification purpose only

The Company is still in the process of finalizing the consolidated interim results of the Group for the six months ended 30 September 2024. The information contained in this announcement is based on the Board's current assessment of the market conditions and the latest unaudited consolidated management accounts of the Group which have not yet been confirmed or audited. The above information may be subject to further adjustments. The Group's unaudited consolidated interim results for the six months ended 30 September 2024 are expected to be published before the end of November 2024.

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
Kan Sze Man
Company Secretary

Hong Kong, 14 November 2024

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