

Private and confidential

Our Ref: P1-L005

17 February 2025

CSI Properties Limited
31/F., Bank of America Tower
12 Harcourt Road, Central, Hong Kong

Attn: the Board of Directors

Dear Sirs,

CSI Properties Limited (the “Company”)

- (1) Strategic fundraising by way of rights issue and issue of senior unsecured note;
(2) issue of bonus warrants;
(3) proposed share consolidation;
(4) authorised share capital increase; and
(5) change in board lot size**

We refer to the circular (the “**Circular**”) dated 17 February 2025 issued by the Company in relation to the captioned matter. Capitalised terms used herein shall have the same meanings as those defined in the Circular.

We hereby give, and confirm that we have not withdrawn, our written consent to the issue of the Circular with the inclusion of our letter of advice and the reference to our name in the form and context in which they are included.

We hereby confirm that, as at the Latest Practicable Date, we did not have (i) any shareholding in any member of the Group or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group; and (ii) any interest, direct or indirect, in any assets which have been acquired or disposed of by or leased to any member of the Group, or which are proposed to be acquired or disposed of by or leased to any member of the Group since 31 March 2024, being the date to which the latest published audited accounts of the Company were made up.

We hereby further consent to copies of our letter of advice and this letter being made available for display on the websites of the Stock Exchange and the Company (if required).

Yours faithfully,
for and on behalf of
Optima Capital Limited



Benny Ng
Managing Director, Corporate Finance