

17 February 2025

The Directors
CSI Properties Limited
3108 Bank of America Tower
12 Harcourt Road
Central, Hong Kong

Dear Sirs,

We refer to the circular dated 17 February 2025 issued by CSI Properties Limited (the "Company") in connection with the strategic funding & partnership proposal, bonus warrants and share consolidation (the "Circular"), a copy of which is attached and initialed by us on its front cover for the purpose of identification.

We hereby consent to the inclusion of our independent reporting accountants' assurance report on the compilation of unaudited pro forma financial information of the Company and its subsidiaries dated 17 February 2025 in the Circular, and the references to our name in the form and context in which they are included.

Yours faithfully,

