



Hong Kong branch share registrar  
and transfer office:

**Computershare Hong Kong  
Investor Services Limited**

Shops 1712-1716

17th Floor, Hopewell Centre

183 Queen's Road East

Wanchai, Hong Kong

**CSI PROPERTIES LIMITED**

**資本策略地產有限公司\***

(Incorporated in Bermuda with limited liability)

(Stock Code: 497)

**RIGHTS ISSUE ON THE BASIS OF  
EIGHTEEN (18) RIGHTS SHARES FOR  
EVERY TEN (10) SHARES HELD ON  
THE RECORD DATE AT  
THE SUBSCRIPTION PRICE OF  
HK\$0.18 PER RIGHTS SHARE PAYABLE  
IN FULL ON ACCEPTANCE BY NO LATER THAN  
4:00 P.M. ON MONDAY, 7 APRIL 2025**

**EXCESS APPLICATION FORM**

*Registered office:*

Clarendon House

2 Church Street

Hamilton HM 11

Bermuda

*Head office and principal place  
of business in Hong Kong:*

31/F., Bank of America Tower

12 Harcourt Road

Central, Hong Kong

21 March 2025

Name(s) and address of the Qualifying Shareholder(s)

Application can only be made by the Qualifying  
Shareholder(s) named here.

Total number of excess Rights Share(s) Applied

Box A

Total subscription monies paid for the excess  
Rights Shares in HK\$

Box B

To: The Directors  
**CSI Properties Limited**

Note: All remittances must be made by cheques or banker's cashier orders in Hong Kong dollars. Cheques must be drawn on an account with, and banker's cashier orders must be issued by, a licensed bank in Hong Kong and made payable to "CSI Properties Limited – Excess Application Account" and crossed "Account Payee Only". All cheques or banker's cashier orders will be presented for payment following receipt.

Dear Sirs and Madams,

I/We, being the Qualifying Shareholder(s) named above, hereby irrevocably apply for the number of excess Rights Share(s) specified in Box A at the Subscription Price of HK\$0.18 per Rights Share under the Rights Issue, in respect of which I/we enclose a separate remittance by cheque or banker's cashier order in favour of "CSI Properties Limited – Excess Application Account" and crossed "Account Payee Only" issued for the amount as specified in Box B being the payment in full on application for the aforementioned number of excess Rights Shares.

I/We hereby request you to allot such excess Rights Shares applied for, or any lesser number, to me/us and to send by ordinary post at my/our risk to the address shown above my/our share certificate(s) for the number of excess Rights Shares as may be allotted to me/us in respect of this application and/or a cheque for any surplus application monies refundable to me/us. I/We understand that allotments in respect of this application shall be made at the sole discretion of the Directors on a fair and equitable basis on certain principles as set out in the Prospectus. I/We acknowledge that I am/we are not guaranteed to be allotted any of the excess Rights Shares applied for.

I/We hereby undertake to accept such number of excess Rights Shares as may be allotted to me/us as aforesaid upon the terms set out in the Prospectus and subject to the memorandum of association and bye-laws of the Company. In respect of any excess Rights Shares allotted to me/us, I/we authorise you to place my/our name(s) on the register of members of the Company as holder(s) of such excess Rights Shares.

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**Signature(s) of applicant(s) (all joint applicants must sign)**

Name of bank on which cheque/banker's cashier order is drawn:

Cheque/banker's cashier order number:

Date: \_\_\_\_\_ 2025

Contact Tel No: \_\_\_\_\_

**A SEPARATE CHEQUE OR BANKER'S CASHIER ORDER MUST ACCOMPANY EACH APPLICATION  
NO RECEIPT WILL BE GIVEN FOR REMITTANCE**

\* For identification purpose only





**CSI PROPERTIES LIMITED**  
**資本策略地產有限公司\***

(於百慕達註冊成立之有限公司)  
(股份代號：497)

按於記錄日期  
每持有十(10)股股份  
可獲發十八(18)股供股股份之  
基準按認購價每股供股股份0.18港元  
進行之供股  
股款須於接納時

(即不遲於二零二五年四月七日(星期一)下午四時正)繳足

**額外申請表格**

註冊辦事處：  
Clarendon House  
2 Church Street  
Hamilton HM11  
Bermuda

香港總辦事處及  
主要營業地點：  
香港中環  
夏慤道12號  
美國銀行中心31樓

二零二五年三月二十一日

合資格股東姓名及地址

僅供此欄所列合資格股東申請。  
所申請額外供股股份之總數

甲欄

額外供股股份之應繳認購股款總額  
(港元)

乙欄

致：資本策略地產有限公司  
列位董事

附註：所有股款必須以支票或銀行本票以港元繳付。支票須由香港持牌銀行之賬戶開出，而銀行本票則須由香港持牌銀行發出，兩者均須註明收款人為「CSI Properties Limited – Excess Application Account」並以「只准入抬頭人賬戶」方式劃線開出。所有支票或銀行本票收訖後將隨即過戶。

敬啟者：

本人／吾等為以上所列之合資格股東，現不可撤回地按供股項下每股供股股份0.18港元之認購價申請甲欄指定數目之額外供股股份。茲附上另行繳付為乙欄指定金額之支票或銀行本票，註明抬頭人為「CSI Properties Limited – Excess Application Account」及以「只准入抬頭人賬戶」方式劃線開出，作為申請上述數目之額外供股股份時須繳足之股款。

本人／吾等謹請閣下向本人／吾等配發所申請(或任何較少數目)之額外供股股份，並將本人／吾等就此申請可能獲配發之相關數目之額外供股股份之股票及／或就任何多出之申請股款而應退還予本人／吾等之支票以平郵方式按上列本人／吾等之地址寄送予本人／吾等，郵誤風險概由本人／吾等自行承擔。本人／吾等明白本申請由董事根據供股章程所載之若干原則按公平公正基準全權酌情配發。本人／吾等知悉，並不保證本人／吾等可獲配發任何所申請之額外供股股份。

本人／吾等承諾遵照供股章程所載條款及在本公司之組織章程大綱及公司細則之規限下，接納如上文所述可能配發予本人／吾等之相關數目之額外供股股份。本人／吾等就任何獲配發之額外供股股份授權閣下將本人／吾等之姓名／名稱列入本公司之股東名冊，作為該等額外供股股份之持有人。

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申請人簽署(所有聯名申請人均須簽署)

支票／銀行本票之付款銀行名稱：\_\_\_\_\_

支票／銀行本票號碼：\_\_\_\_\_

日期：二零二五年\_\_\_\_\_月\_\_\_\_\_日

聯絡電話號碼：\_\_\_\_\_

每份申請須隨附一張獨立開出之支票或銀行本票  
本公司不會就股款另發收據

\* 僅供識別



## IMPORTANT

Reference is made to the prospectus issued by CSI Properties Limited (the “**Company**”) dated 21 March 2025 in relation to the Rights Issue (the “**Prospectus**”). The PAL and EAF should be read in conjunction with the Prospectus. Capitalised terms used herein shall have the same meanings as those defined in the Prospectus unless the context requires otherwise.

**THIS EXCESS APPLICATION FORM (“EAF”) IS VALUABLE BUT IS NOT TRANSFERABLE AND IS ONLY FOR THE QUALIFYING SHAREHOLDER(S) NAMED ABOVE WHO WISH(ES) TO APPLY FOR THE EXCESS RIGHTS SHARES IN ADDITION TO THOSE RIGHTS SHARES ENTITLED BY HIM/HER/IT/THEM UNDER THE RIGHTS ISSUE. THIS EAF REQUIRES YOUR IMMEDIATE ATTENTION. APPLICATION MUST BE RECEIVED BY NO LATER THAN 4:00 P.M. ON MONDAY, 7 APRIL 2025 (OR UNDER BAD WEATHER CONDITIONS AND/OR EXTREME CONDITIONS, SUCH LATER TIME OR DATE AS MENTIONED IN THE PARAGRAPH HEADED “EFFECT OF BAD WEATHER AND/OR EXTREME CONDITIONS ON THE LATEST TIME FOR ACCEPTANCE OF AND PAYMENT FOR THE RIGHTS SHARES AND APPLICATION FOR AND PAYMENT FOR EXCESS RIGHTS SHARES” BELOW).**

**IF YOU ARE IN ANY DOUBT AS TO ANY ASPECT OF THIS EAF OR AS TO THE ACTION TO BE TAKEN, YOU SHOULD CONSULT YOUR LICENSED SECURITIES DEALER OR OTHER REGISTERED INSTITUTION IN SECURITIES, BANK MANAGER, SOLICITOR, PROFESSIONAL ACCOUNTANT OR OTHER PROFESSIONAL ADVISERS.**

A copy of this EAF, together with a copy of the Prospectus, the PAL and other documents specified in the paragraph headed “13. DOCUMENTS DELIVERED TO THE REGISTRAR OF COMPANIES IN HONG KONG” in Appendix IV to the Prospectus, have been registered with the Registrar of Companies in Hong Kong as required by Section 342C of the Companies (Winding Up and Miscellaneous Provisions) Ordinance (Chapter 32 of the Laws of Hong Kong). The Registrar of Companies in Hong Kong, the Stock Exchange and the Securities and Futures Commission of Hong Kong take no responsibility as to the contents of any of these documents.

Dealings in the Shares and the Rights Shares in both their nil-paid form and fully-paid form may be settled through CCASS and you should consult your licensed securities dealer or other registered institution in securities, bank manager, solicitor, professional accountant or other professional advisers for details of these settlement arrangements and how such arrangements may affect your rights and interests.

Hong Kong Exchanges and Clearing Limited, the Stock Exchange and HKSCC take no responsibility for the contents of this EAF, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this EAF.

The Rights Issue is subject to the fulfilment of the conditions set out under the section headed “Conditions of the Rights Issue” in the Letter from the Board of the Prospectus. If the conditions of the Rights Issue are not fulfilled, the Rights Issue will not proceed.

Subject to the granting of the listing of, and the permission to deal in, the Rights Shares (in both their nil-paid and fully-paid forms) on the Stock Exchange as well as compliance with the stock admission requirements of HKSCC, the Rights Shares (in both their nil-paid and fully-paid forms) will be accepted as eligible securities by HKSCC for deposit, clearance and settlement in CCASS with effect from the respective commencement dates of dealings in the Rights Shares in both their nil-paid and fully-paid forms on the Stock Exchange, or such other dates as determined by HKSCC. Settlement of transactions between participants of the Stock Exchange on any trading day is required to take place in CCASS on the second trading day thereafter. All activities under CCASS are subject to the General Rules of CCASS and CCASS Operational Procedures in effect from time to time.

In case of any inconsistency between the English and Chinese versions of this EAF, the English version will prevail.

**Shareholders should note that the Shares have been dealt in on an ex-rights basis commencing from Tuesday, 11 March 2025. Dealings in the Rights Shares in the nil-paid form will take place from Tuesday, 25 March 2025 to Tuesday, 1 April 2025 (both dates inclusive).**

**Any Shareholder or other person contemplating selling or purchasing the Shares and/or the nil-paid Rights Shares prior to the date when the conditions of the Rights Issue are fulfilled will bear the risk that the Rights Issue may not become unconditional or may not proceed. Shareholders and the public are reminded to exercise caution when dealing in the Shares and/or the Rights Shares in their nil-paid form. Any person who is in any doubt about his/her/its position or any action to be taken is recommended to consult his/her/its own professional advisers.**

**This EAF and all applications pursuant to it shall be governed by and construed in accordance with the laws of Hong Kong.**

## 重要提示

謹此提述資本策略地產有限公司(「本公司」)所刊發日期為二零二五年三月二十一日有關供股之章程(「供股章程」)。暫定配額通知書及額外申請表格應與供股章程一併閱讀。除非文義另有所指，否則本文件所用詞彙與供股章程所界定者具有相同涵義。

本額外申請表格(「額外申請表格」)具有價值，但不得轉讓，並僅供上文擬申請其於供股項下獲發配額以外之額外供股股份之合資格股東使用。本額外申請表格須 閣下即時處理。申請須不遲於二零二五年四月七日(星期一)下午四時正(或在惡劣天氣情況及／或極端情況下，下文「惡劣天氣及／或極端情況對接納供股股份及繳付股款以及申請額外供股股份及繳付股款的最後時限的影響」一段所述的有關較後日期或時間)遞交。

閣下如對本額外申請表格之任何內容或應採取之行動有任何疑問，應諮詢 閣下之持牌證券交易商或其他註冊證券機構、銀行經理、律師、專業會計師或其他專業顧問。

本額外申請表格之文本連同供股章程、暫定配額通知書及供股章程附錄四「13.送呈香港公司註冊處處長的文件」一段所述之其他文件之文本，已根據香港法例第32章公司(清盤及雜項條文)條例第342C條規定向香港公司註冊處處長登記。香港公司註冊處處長、聯交所以及香港證券及期貨事務監察委員會對任何此等文件之內容概不負責。

股份以及未繳股款及繳足股款之供股股份之買賣可透過中央結算系統進行交收， 閣下應諮詢 閣下之持牌證券交易商或其他註冊證券機構、銀行經理、律師、專業會計師或其他專業顧問有關該等交收安排之詳情，以及有關安排對 閣下之權利與權益可能構成之影響。

香港交易及結算所有限公司、聯交所及香港結算對本額外申請表格之內容概不負責，對其準確性或完整性亦不發表任何聲明，並明確表示概不對因本額外申請表格全部或任何部分內容而產生或因倚賴該等內容而引致之任何損失承擔任何責任。

供股須待供股章程董事會函件「供股的條件」一節所載條件獲達成後，方可作實。倘供股的任何條件未能達成，則供股將不會進行。

待供股股份(以未繳股款及繳足股款形式)獲批准於聯交所上市及買賣並符合香港結算的股份接納規定後，供股股份(以未繳股款及繳足股款形式)將獲香港結算接納為合資格證券，可由供股股份(以未繳股款及繳足股款形式)各自於聯交所開始買賣之日或香港結算釐定的其他日期起，在中央結算系統寄存、結算及交收。聯交所參與者之間於任何交易日進行的交易，必須在其後第二個交易日在中央結算系統內交收。在中央結算系統內進行的一切活動必須依照不時生效的中央結算系統一般規則及中央結算系統運作程序規則進行。

倘本額外申請表格的英文與中文版本存在任何歧義，概以英文版為準。

股東應注意，股份已由二零二五年三月十一日(星期二)起按除權基準買賣。未繳股款供股股份將於二零二五年三月二十五日(星期二)至二零二五年四月一日(星期二)期間(包括首尾兩日)買賣。

擬於供股之條件達成之日期前出售或購入股份及／或未繳股款供股股份之任何股東或其他人士將承擔供股可能無法成為無條件及未必進行之風險。股東及公眾人士於買賣股份及／或未繳股款供股股份時務請謹慎行事。任何人士如對自身之狀況或應採取之行動有任何疑問，應諮詢彼等本身之專業顧問。

本額外申請表格及據此作出的所有申請均須受香港法例監管，並按其詮釋。



## PROCEDURES FOR APPLICATION

This EAF should be completed, signed and lodged, together with payment of HK\$0.18 per Rights Share for the number of excess Rights Shares applied for by cheque or banker's cashier order, with the Share Registrar, Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17/F, Hopewell Centre, 183 Queen's Road East Wanchai, Hong Kong by no later than 4:00 p.m. on Monday, 7 April 2025 (or, under bad weather conditions and/or extreme conditions, such later date and/or time as mentioned in the paragraph headed **"EFFECT OF BAD WEATHER AND/OR EXTREME CONDITIONS ON THE LATEST TIME FOR ACCEPTANCE OF AND PAYMENT FOR THE RIGHTS SHARES AND APPLICATION FOR AND PAYMENT FOR EXCESS RIGHTS SHARES"** below). All remittances must be made by cheques or banker's cashier orders in Hong Kong dollars. Cheques must be drawn on an account with, and banker's cashier orders must be issued by, a licensed bank in Hong Kong and made payable to **"CSI Properties Limited – Excess Application Account"** and crossed **"Account Payee Only"**.

If you are a beneficial owner whose Shares are deposited in CCASS and registered in the name of HKSCC Nominees Limited, and you wish to apply for excess Rights Shares, you should (unless you are a CCASS Investor Participant) contact your intermediary and provide your intermediary with instructions or make arrangements with your intermediary in relation to the application for excess Rights Shares. Such instructions and/or arrangements should be given or made in advance of the date stated in the section headed **"EXPECTED TIMETABLE"** in the Prospectus as the latest time for application and payment for excess Rights Shares and otherwise in accordance with the requirements of your intermediary, in order to allow your intermediary sufficient time to ensure that your instructions are given effect.

Beneficial owners who are CCASS participants should contact CCASS and provide CCASS with instructions or make arrangements with CCASS in relation to any applications for excess Rights Shares. HKSCC Nominees Limited will allocate the excess Rights Shares it receives to the relevant CCASS Participants pro rata to the number of excess Rights Shares each has applied for, or in such other manner as HKSCC Nominees Limited considers fair and appropriate. The procedures for application for excess Rights Shares shall be in accordance with the **"General Rules of CCASS"**, the **"CCASS Operational Procedures"** and any other requirements of CCASS.

Completion and return of this EAF together with a cheque or banker's cashier order in payment for the excess Rights Shares applied for will constitute a warranty by the applicant(s) that the cheques or banker's cashier orders will be honoured on first presentation. All cheques and banker's cashier orders will be presented for payment following receipt and all interest earned on such monies (if any) will be retained for the benefit of the Company. Without prejudice to the other rights of the Company in respect hereof, the Company reserves the right to reject any EAF in respect of which the accompanying cheque or banker's cashier order is not honoured on first presentation, and in that event, this EAF and all rights hereunder will be deemed to have been declined and will be cancelled. You must pay the exact amount payable upon application under this EAF, and underpaid application will be rejected. The Company may, at its discretion, treat an EAF as valid and binding on the person(s) by whom or on whose behalf it is lodged even if the EAF is not completed in accordance with the relevant instructions. The Company may require such incomplete EAF to be completed by the relevant applicants at a later stage.

An announcement of the allocation of the excess Rights Shares (if any) to the Qualifying Shareholders, results of acceptance of and excess applications for the Rights Issue will be published on the websites of the Stock Exchange and the Company on Monday, 14 April 2025. If no excess Rights Shares are allotted to you, the amount tendered on application is expected to be returned by refund cheque to you in full without interest by ordinary post by the Share Registrar at your own risk on Tuesday, 15 April 2025. If the number of excess Rights Shares allotted to you is less than that applied for, the surplus application monies without interest are also expected to be returned by refund cheque to you by ordinary post by the Share Registrar at your own risk on Tuesday, 15 April 2025. Any such cheque will be drawn in favour of the applicant(s) named on this EAF. It is expected that share certificates in respect of the Rights Shares will be despatched by ordinary post to the registered address shown in this EAF on Tuesday, 15 April 2025 to those entitled thereto at their own risks. Each applicant, except HKSCC Nominees Limited, will receive one share certificate for all allotted Rights Shares.

## DISTRIBUTION OF THIS EAF AND THE OTHER PROSPECTUS DOCUMENTS

This EAF shall only be despatched to the Rights Issue Qualifying Shareholders. The Prospectus Documents will not be registered or filed under the applicable securities legislation of any jurisdiction other than Hong Kong.

No action has been taken to permit the offering of the Rights Shares, or the distribution of the Prospectus Documents, in any territory other than Hong Kong. Accordingly, no person receiving a copy of any of the Prospectus Documents in any territory outside Hong Kong may treat it as an offer or invitation to apply for excess Rights Shares, unless in a territory such an offer or invitation could lawfully be made without compliance with any registration or other legal or regulatory requirements thereof.

It is the responsibility of the Qualifying Shareholders receiving the Prospectus Documents outside Hong Kong and wishing to make an application for the excess Rights Shares to satisfy himself/herself/itself as to the full and relevant compliance of the laws of the relevant jurisdictions including the obtaining of any governmental or other consents and observing other formalities which may be required in such jurisdictions, and to pay any taxes, duties and other amounts required to be paid in such jurisdictions in connection therewith. Any acceptance of or application for excess Rights Shares by any person will be deemed to constitute a representation and warranty from such person to the Company that such local laws and requirements have been fully complied with. If you are in doubt as to your position, you should consult a professional advisers. The Company reserves the right to refuse to accept any application for the excess Rights Shares where it believes that doing so would violate the applicable securities legislation or other laws or regulations of any jurisdiction. For the avoidance of doubt, neither HKSCC nor HKSCC Nominees Limited will give, or be subject to, any of the above warranty and representation.

## TERMINATION OF THE RIGHTS ISSUE UNDERWRITING AGREEMENT

The Underwriter is entitled by a notice in writing to the Company, served prior to the Latest Time for Termination, to terminate the Rights Issue Underwriting Agreement, if at or prior to the Latest Time for Termination:

- (a) any event, or series of events, in the nature of force majeure (including, without limitation, any acts of government, declaration of a regional, national or international emergency or war, calamity, crisis, epidemic, pandemic, large scale outbreak of diseases and such related/mutated forms, economic sanctions, strikes, lock-outs, fire, explosion, flooding, tsunami, earthquake, volcanic eruption, civil commotion, riots, rebellion, public disorder, acts of war, outbreak or escalation of hostilities (whether or not war is declared), acts of God or acts of terrorism (whether or not responsibility has been claimed)) in or affecting Hong Kong or the PRC;
- (b) the introduction of any new regulation or any change in existing laws or regulations (or the judicial interpretation thereof) or other occurrence of any nature whatsoever after the signing of the Rights Issue Underwriting Agreement;
- (c) any local, national or international event or change of a social, political, military, financial, economic or other nature, or in the nature of any local, national or international outbreak or escalation of hostilities or armed conflict, or affecting local securities markets;
- (d) the occurrence of any material adverse change in market conditions (including without limitation, any change in fiscal or monetary policy, or foreign exchange or currency markets, suspension or material restriction on trading in securities) in Hong Kong and the PRC;
- (e) any material adverse change, determined by the Underwriter in its sole and absolute opinion, after the signing of the Rights Issue Underwriting Agreement in (i) any aspects of the Rights Issue (including but not limited to its structure, timing or any prior understanding between the parties insofar as the underwriting arrangement therein is concerned) or (ii) the business or in the financial or trading position of any member of the Group;
- (f) the imposition of any moratorium, suspension or material restriction on trading in the Shares generally on the Stock Exchange whether due to exceptional financial circumstances or otherwise;
- (g) any change or development involving a prospective change or amendment in or affecting taxation or foreign exchange control, currency exchange rates or foreign investment regulations (including, without limitation, a material devaluation of the Hong Kong dollar or the Renminbi against any foreign currencies, a change in the system under which the value of the Hong Kong dollar is linked to that of the United States dollar or the Renminbi is linked to any foreign currency or currencies), or the implementation of any exchange control, in Hong Kong or adversely affecting an investment in the Rights Shares;
- (h) there has come to the notice of the Underwriter any statement contained in the Prospectus Documents, the Announcement and/or the Circular, and/or any notices, announcements, advertisements, communications or other documents (including any announcement, circular, document or other communication pursuant to the Rights Issue Underwriting Agreement) issued or used by or on behalf of the Company in connection with the Rights Issue (including any supplement or amendment thereto but excluding information relating to the Underwriter) was, when it was issued, or has become, untrue, incorrect, inaccurate, incomplete in any material respects or misleading or deceptive, or that any estimate, forecast, expression of opinion, intention or expectation contained in any of such documents is not fair and honest and based on reasonable grounds or reasonable assumptions;
- (i) any non-compliance of the Announcement, the Circular and/or the Prospectus Documents, (or any other documents used in connection with the contemplated subscription and sale of the Rights Shares) or any aspect of the Rights Issue with the Listing Rules or any other applicable laws (including, without limitation, the Companies Ordinance and the Companies (Winding Up and Miscellaneous Provisions) Ordinance) and regulations;
- (j) any litigation, dispute, legal action or claim being threatened or instigated against any member of the Group;
- (k) any matter which, had it arisen or been discovered immediately before the date of despatch of the Prospectus Documents and not having been disclosed in the Prospectus Documents, would have constituted, in the sole and absolute opinion of the Underwriter, a material omission in the context of the Rights Issue;
- (l) any contravention by the Company or any member of the Group of any applicable laws and regulations including the Listing Rules and the Takeovers Code; or
- (m) any order or petition for the winding up of any member of the Group or any composition or arrangement made by any member of the Group with its creditors or any resolution for the winding-up of any material member of the Group or the appointment of a provisional liquidator, receiver or manager over all or substantially all of the material assets or undertaking of any material member of the Group,

which, individually or in the aggregate, in the sole and absolute opinion of the Underwriter:–

- (i) has or will or may have a material adverse effect on the business or financial position of the Group taken as a whole;
- (ii) has or will or may have a material adverse effect on the success of the Rights Issue or the level of Rights Shares taken-up; or
- (iii) has or will or is likely to have the effect of making any part of the Rights Issue Underwriting Agreement (including underwriting) inadvisable, incapable or impractical of performance in accordance with its terms or preventing or pursuant to the underwriting of the Rights Issue.

## 申請手續

本額外申請表格經填妥及簽署後，連同所申請額外供股股份數目之每股供股股份0.18港元股款的支票或銀行本票，須不遲於二零二五年四月七日（星期一）下午四時正（或在惡劣天氣情況及／或極端情況下，於下文「**惡劣天氣及／或極端情況對接納供股股份及繳付股款以及申請額外供股股份及繳付股款的最後時限的影響**」一段所述的有關較後日期及／或時間）送達股份過戶登記處香港中央證券登記有限公司（地址為香港灣仔皇后大道東183號合和中心17樓1712-1716號舖）。所有股款須以支票或銀行本票以港元繳付，且支票須由香港持牌銀行戶口開出，銀行本票亦須由香港持牌銀行發出，並註明抬頭人為「**CSI Properties Limited – Excess Application Account**」及以「**只准入抬頭人賬戶**」劃線方式開出。

倘閣下為實益擁有人而閣下的股份存於中央結算系統並以香港中央結算（代理人）有限公司的名義登記，且閣下有意申請額外供股股份，則閣下應（除非閣下為中央結算系統投資者戶口持有人）聯絡閣下的中介人，並就申請額外供股股份向閣下的中介人發出指示或與閣下的中介人作出安排。有關指示及／或安排應於供股章程「預期時間表」一節內所述作為申請額外供股股份及就此付款的截止時間的相關日期前及在其他情況下根據閣下中介人的要求發出或作出，以給予閣下的中介人足夠時間確保閣下的指示得以執行。

身為中央結算系統參與者之實益擁有人應聯絡中央結算系統，就申請額外供股股份向中央結算系統發出指示或與中央結算系統作出安排。香港中央結算（代理人）有限公司將會按照中央結算系統參與者各自申請認購之額外供股股份數目將其接獲之額外供股股份按比例分配予有關中央結算系統參與者，或按照香港中央結算（代理人）有限公司認為公平恰當之其他方式分配。申請額外供股股份之程序須遵守「中央結算系統一般規則」、「中央結算系統運作程序規則」及中央結算系統之任何其他規定。

填妥及交回本額外申請表格連同繳付所申請額外供股股份之股款之支票或銀行本票將構成申請人作出保證，表示該支票或銀行本票於首次過戶時將會兌現。所有支票及銀行本票收訖後將隨即過戶，而有關款項賺取的利息（如有）將撥歸本公司所有。於任何額外申請表格隨附支票或銀行本票首次過戶未能兌現時，在不影響本公司與此有關之其他權利之情況下，本公司保留拒絕任何額外申請表格之權利，而本額外申請表格及其項下的所有權利於有關情況下將被視為已遭拒絕及將予註銷。閣下根據本額外申請表格作出申請時須繳付準確股款金額，任何未繳足股款申請將不獲受理。本公司可全權酌情將未有按照有關指示填妥之額外申請表格視作有效及對交回有關表格或代表其交回有關表格之人士具有約束力。本公司可於較後階段要求相關申請人將未填妥之額外申請表格填妥。

有關向合資格股東配發額外供股股份（如有）、供股之接納及額外申請結果之公佈將於二零二五年四月十四日（星期一）在聯交所及本公司網站刊載。倘閣下不獲配發任何額外供股股份，則於申請時繳付之股款將不計利息以退款支票向閣下全數退還，退款支票預期將於二零二五年四月十五日（星期二）以平郵方式由股份過戶登記處郵寄予閣下，郵誤風險概由閣下自行承擔。倘閣下獲配發之額外供股股份數目少於所申請之數目，則多出之申請股款亦將不計利息以退款支票向閣下退還，退款支票預期將於二零二五年四月十五日（星期二）以平郵方式由股份過戶登記處郵寄予閣下，郵誤風險概由閣下自行承擔。任何上述支票將以名列本額外申請表格之申請人為收款人。預期供股股份之股票將於二零二五年四月十五日（星期二）以平郵方式寄發至本額外申請表格所示有權享有供股股份之人士之登記地址，郵誤風險概由彼等自行承擔。每名申請人（不包括香港中央結算（代理人）有限公司）將就所有配發的供股股份獲發一張股票。

## 派發本額外申請表格及其他章程文件

本額外申請表格僅向合資格股東寄發。章程文件將不會根據香港以外任何司法權區之適用證券法例進行登記或存檔。

本公司並無採取任何行動，以批准在香港以外任何地區提呈發售供股股份或派發章程文件。因此，倘任何人士在香港以外任何地區接獲任何章程文件之文本，除非在該地區可合法提呈有關要約或邀請而毋須遵守其任何登記或其他法律或監管規定，否則不可視作提呈申請額外供股股份之要約或邀請。

於香港以外地區有意申請額外供股股份之合資格股東，須於取得認購額外供股股份之任何權利前自行遵守所有相關地區之法例及規例（包括取得任何政府或其他同意及就此繳付任何有關地區規定須繳付之稅項、徵費及其他款項）。任何人士就額外供股股份之接納或申請將被視為構成有關人士向本公司作出之聲明及保證，表示有關當地法律及規定已獲全面遵守。閣下如對自身的情況有任何疑問，應諮詢閣下本身之專業顧問。倘本公司相信接納額外供股股份的任何申請將會觸犯任何司法權區的適用證券法例或其他法律或規例，則本公司保留拒絕接納有關申請的權利。為免生疑問，香港結算或香港中央結算（代理人）有限公司概不作出任何上述聲明及保證或受其規限。



## 終止供股包銷協議

包銷商有權於最後終止時間之前向本公司送達書面通知，以終止供股包銷協議，而倘於最後終止時間或之前：

- (a) 在香港或中國境內發生或影響香港或中國，而具有不可抗力性質的任何事件或一系列事件（包括但不限於任何政府行為、宣告區域、國家或國際進入緊急狀態或戰爭狀態、災難、危機、地區性流行病、全球大流行、大規模疾病爆發及其相關／變異形式、經濟制裁、罷工、停工、火災、爆炸、洪水、海嘯、地震、火山爆發、民間騷亂、暴動、叛亂、公共騷亂、戰爭行為、敵對行動（無論有否宣戰）的爆發或升級、天災或恐怖主義行為（無論有否承認責任））；
- (b) 供股包銷協議簽署後出台任何新規定或現行法律或法規（或其司法解釋）的任何變更或發生任何性質的其他事件；
- (c) 任何地方、國家或國際層面發生社會、政治、軍事、金融、經濟或其他性質的事件或變化，或性質上為任何地方、國家或國際間敵對行動或武裝衝突爆發或升級，或影響當地證券市場；
- (d) 香港及中國市場狀況發生任何重大不利變化（包括但不限於財政或貨幣政策、外匯或貨幣市場的任何變化、證券買賣暫停或重大買賣限制）；
- (e) 簽署供股包銷協議後，在以下方面（由包銷商全權酌情判斷釐定）發生任何重大不利變化：(i)供股的任何方面（包括但不限於其架構、時間安排或訂約方之間有關包銷安排方面的任何事先諒解）或(ii)本集團任何成員公司的業務或財務或貿易狀況；
- (f) 對聯交所的股份買賣實施任何禁止、暫停或重大限制，不論出於特殊財務狀況或其他原因；
- (g) 涉及稅務或外匯管制、貨幣匯率或外國投資規例的預期變化或修訂或影響的任何變化或發展（包括但不限於港元或人民幣兌任何外幣的大幅貶值、港元價值與美元價值掛鉤或人民幣與任何一種或多種外幣掛鉤的制度出現變化），或在香港實施或對投資供股股份產生不利影響的任何外匯管制；
- (h) 包銷商注意到章程文件、該公佈及／或該通函、及／或任何通知、公告、廣告、通訊或由本公司或代表本公司就供股發出或使用的其他文件（包括根據供股包銷協議發出的任何公告、通函、文件）所載的任何陳述（包括其任何補充或修訂，但不包括與包銷商有關的資料）於其發出時（或已經）在任何重大方面為不真實、不正確、不準確、不完整或具有誤導或欺騙成分，或任何該等文件中所載的任何估計、預測、意見表達、意向或期望並非公平誠實地以及基於合理理由或合理假設而作出；
- (i) 該公佈、該通函及／或章程文件（或就擬進行的供股股份認購及出售所使用的任何其他文件）或供股的任何方面有任何不遵守上市規則或任何其他適用法律（包括但不限於公司條例及公司（清盤及雜項條文）條例）及規例的情況；
- (j) 針對本集團任何成員威脅或提出的任何訴訟、爭議、法律行動或申索；
- (k) 倘於緊接章程文件寄發日期前發生或發現並無在章程文件中披露的任何事項，而包銷商全權酌情認為此就供股而言屬重大遺漏；
- (l) 本公司或本集團任何成員公司觸犯任何適用法律及規例，包括上市規則及收購守則；或
- (m) 任何將本集團任何成員公司清盤的命令或呈請，或本集團任何成員公司與其債權人作出的任何債務重整或債務償還安排，或任何有關本集團任何重要成員公司清盤的決議案，或對本集團任何重要成員公司的全部或絕大部分重要資產或業務委任臨清盤人、接管人或管理人，

且個別或總體而言，包銷商全權認為：—

- (i) 已經或將會或可能對本集團整體業務或財務狀況產生重大不利影響；
- (ii) 已經或將會或可能對供股的成功或所承購的供股股份水平產生重大不利影響；或
- (iii) 已經或將會或可能具有使供股包銷協議的任何部分（包括包銷）不適宜、不能夠或無法切實可行地按照其條款履行或妨礙或依據供股包銷的效果。



## **EFFECT OF BAD WEATHER AND/OR EXTREME CONDITIONS ON THE LATEST TIME FOR ACCEPTANCE OF AND PAYMENT FOR THE RIGHTS SHARES AND APPLICATION FOR AND PAYMENT FOR EXCESS RIGHTS SHARES**

The latest time for acceptance of and payment for the Rights Shares and application for and payment for excess Rights Shares will change if a typhoon signal No. 8 (or above), or “extreme conditions” as announced by the Hong Kong Government, or a “black” rainstorm warning is/are:

- (a) in force in Hong Kong at any local time before 12:00 noon and no longer in force after 12:00 noon on the date of the Latest Time for Acceptance. Instead, the latest time for acceptance of and payment for the Rights Shares and for application and payment for excess Rights Shares will be extended to 5:00 p.m. on the same Business Day; or
- (b) in force in Hong Kong at any local time between 12:00 noon and 4:00 p.m. on the date of the Latest Time for Acceptance. Instead, the latest time for acceptance of and payment for the Rights Shares and for application and payment for excess Rights Shares will be rescheduled to 4:00 p.m. on the following Business Day which does not have either of those warnings in force in Hong Kong at any time between 9:00 a.m. and 4:00 p.m..

If the Latest Time for Acceptance does not take place on or before 4:00 p.m. on Monday, 7 April 2025, the dates mentioned herein may be affected. The Company will notify the Shareholders by way of announcement(s) on any change to the expected timetable of the Rights Issue as soon as practicable.

## **GENERAL**

References in this EAF to times and dates are to Hong Kong times and dates unless otherwise stated.

## **PERSONAL DATA COLLECTION – EAF**

By completing, signing and submitting this EAF, you agree to disclose to the Company and/or the Share Registrar and/or their respective advisers and agent’s personal data and any information which they require about you or the person(s) for whose benefit you have made the application for excess Rights Shares. The Personal Data (Privacy) Ordinance (Chapter 486 of the Laws of Hong Kong) (the “**Ordinance**”) provides the holders of securities with rights to ascertain whether the Company or the Share Registrar hold their personal data, to obtain a copy of that data, and to correct any data that is inaccurate. In accordance with the Ordinance, the Company and the Share Registrar have the right to charge a reasonable fee for the processing of any data access request. All requests for access to data or correction of data or for information regarding policies and practices and the kinds of data held should be addressed to (i) the Company, at its principal place of business in Hong Kong at 31/F., Bank of America Tower, 12 Harcourt Road, Central, Hong Kong or as notified from time to time in accordance with applicable law, for the attention of the company secretary of the Company; or (ii) (as the case may be) the Share Registrar, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen’s Road East Wanchai, Hong Kong, for the attention of Hong Kong Privacy Officer.

## 惡劣天氣及／或極端情況對接納供股股份及繳付股款以及申請額外供股股份及繳付股款的最後時限的影響

倘於下列時間懸掛八號或以上颱風信號或香港政府公佈「極端情況」或發出「黑色」暴雨警告，則接納供股股份及繳付股款以及申請額外供股股份及繳付股款的最後時限將會更改：

- (a) 於中午十二時正前任何本地時間在香港生效，並於最後接納時間當日中午十二時正後不再生效。在此情況下，接納供股股份及繳付股款以及申請額外供股股份及繳付股款的最後時限將延長至同一個營業日的下午五時正；或
- (b) 於最後接納時間當日中午十二時正至下午四時正期間任何本地時間在香港生效。在此情況下，接納供股股份及繳付股款以及申請額外供股股份及繳付股款的最後時限將重訂為下一個於上午九時正至下午四時正期間任何時間並無上述警告在香港生效的營業日下午四時正。

倘最後接納時間並未於二零二五年四月七日（星期一）下午四時正或之前生效，則本額外申請表格所述的日期可能受到影響。本公司將就供股預期時間表的任何變動在實際可行情況下盡快以公告方式知會股東。

### 一般事項

除文義另有所指外，本額外申請表格所述日期及時間均為香港日期及時間。

### 個人資料收集－額外申請表格

閣下填妥、簽署及交回本額外申請表格，即表示同意向本公司及／或股份過戶登記處及／或彼等各自之顧問及代理披露個人資料及彼等所需有關閣下或閣下為其利益而申請額外供股股份的人士之任何資料。香港法例第486章個人資料（私隱）條例（「該條例」）賦予證券持有人權利向本公司或股份過戶登記處確定是否持有彼等之個人資料、索取有關資料之文本及更正任何不準確之資料。根據該條例，本公司及股份過戶登記處有權就處理任何查閱資料之要求收取合理費用。有關查閱資料或更正資料或有關政策及慣例以及持有資料種類之資料的所有要求，應寄往(i)本公司香港主要營業地點（地址為香港中環夏慤道12號美國銀行中心31樓，或根據適用法律不時作出通知之地點）並以本公司的公司秘書為收件人；或(ii)（視情況而定）股份過戶登記處香港中央證券登記有限公司（地址為香港灣仔皇后大道東183號合和中心17M樓）並以香港隱私主任為收件人。