

CSI PROPERTIES LIMITED

資 本 策 略 地 產 有 限 公 司*

(Incorporated in Bermuda with limited liability) (於百慕達註冊成立之有限公司)

(Stock Code 股份代號: 497)

NOTIFICATION LETTER 通知信函

19 December 2025

Dear Registered Shareholders,

CSI Properties Limited (the "Company")

- Notice of Publication of Interim Report 2025/2026 (the "Current Corporate Communication")

The English and Chinese versions of the Current Corporate Communication are available on the Company's website at www.csigroup.hk and the website of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") at www.hkcxnews.hk. If you have elected to receive the Corporate Communications (Net 1) in printed form, the Current Corporate Communication are enclosed.

If you have any difficulty in receiving or gaining access to the Current Corporate Communication posted on the Company's website for any reason, or would like to receive the Current Corporate Communication in printed form, please send your request (specifying your name, address and request) by email at esi.ecom@computershare.com.hk or by notice in writing to the Company's Hong Kong share registrar (the "Share Registrar"), Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong. The Company will promptly upon receipt of your request send the Current Corporate Communication to you in printed form free of charge.

If you want to receive the Corporate Communications in printed form, please complete the enclosed Reply Form (the "Reply Form") and return it by hand or by post, using the mailing label at the bottom of the Reply Form to the Share Registrar (no postage stamp is necessary if posted in Hong Kong; otherwise please affix an appropriate stamp); or send a scanned copy of the Reply Form duly completed and signed to the Share Registrar via email to csi.ecom@computershare.com.hk. Please note that such instruction shall be valid for one year starting from the receipt date of your instruction and will expire thereafter. If you wish to continue to receive the Corporate Communications in printed form, you are required to make a further request in writing to the Share Registrar upon expiry.

Arrangement of Electronic Dissemination of Corporate Communications

Pursuant to Rule 2.07A of the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules"), the Company has adopted electronic dissemination of Corporate Communications. All future Corporate Communications will be available electronically on the website of the Company at www.csigroup.hk and the website of the Stock Exchange at www.hkexnews.hk in place of printed copies.

Solicitation of electronic contact details

To ensure timely receipt of the latest Corporate Communications, if you have not provided your email address to the Company or need to update your email address, the Company recommends you provide your email address by scanning your personalised QR code printed on the enclosed Reply Form. Alternatively, you may sign and return the Reply Form to the Share Registrar.

It is your responsibility to provide an email address that is functional. The Company will be considered to have complied with the Listing Rules if it sends Corporate Communications to the email address provided by you without receiving any "non-delivery message". If the Company does not receive a functional email address in your reply, until such time that the functional email address is provided to the Share Registrar, you will (i) only receive notices regarding the publication of Corporate Communications on the Company's websites and the Stock Exchange's website in printed form by post; (ii) need to proactively check the Company's website and the Stock Exchange website to keep up with the publication of Corporate Communications; and (iii) the Company will send the Actionable Corporate Communications (Note 2) in printed form in the future.

Should you have any queries relating to this letter, please contact the Share Registrar at (852) 2862 8688 during business hours from 9:00 a.m. to 6:00 p.m. (Hong Kong time), Mondays to Fridays, excluding Hong Kong public holidays.

> By order of the Board CSI Properties Limited Tang Wallace Company Secretary

- 1. Corporate Communication(s) includes any document(s) issued or to be issued by the Company for the information or action of holders of any of its securities or the investing public, including but not limited to (a) the directors' report and its annual accounts together with a copy of the auditors' report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary interim report; (c) a notice of meeting; (d) a listing document; (e) a circular; (f) a proxy form; and (g) Actionable Corporate Communications.
- 2. Actionable Corporate Communication is any corporate communication that seeks instructions from the Company's securities holders on how they wish to exercise their rights or make an election as the Company's securities holder.

各位登記股東:

資本策略地產有限公司*(「本公司」)

- 2025/2026 中期報告之發布通知(「本次公司通訊」)

本公司的本次公司通訊之英、中文版本已上載於本公司網站 <u>www.esigroup.hk</u> 及香港聯合交易所有限公司(「**聯交所**」)網站 <u>www.hkexnews.hk</u>。若 閣下已選擇收取公司通訊^{(網接力} 之印刷本, 隨函 附上本次公司通訊。

閣下若因任何理由以致在收取或接收載於本公司網址上的次公司通訊出現困難,或擬收取本次公司通訊之印刷本, 閣下可將要求(註明 閣下的姓名、地址及要求)以電郵方式發送至 csi.ecom@computershare.com.hk 或以書面方式郵寄致本公司的香港股份過戶登記處(「**股份過戶處**」)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。本公司將 於接到 閣下通知後,盡快向 閣下免費發送次公司通訊之印刷本。

若 閣下希望收取日後公司通訊之印刷本,請填妥隨附之回條(「**回條**」),然後以專人交付或使用回條底部隨附的郵寄標籤將回條寄回股份過戶處(如在香港投寄,毋須貼上郵票;否則,請貼上 適當的郵票); 閣下亦可把已填妥及簽署的回條的掃描副本以電郵方式發送至 <u>csi.ecom@computershare.com.hk</u>。 請注意,收取日後公司通訊印刷本之指示由收悉 閣下指示當日起計一年內有 效,此後將過期。如 閣下希望其後繼續收取日後的公司通訊之印刷本,則須再向股份過戶處作書面要求。

以電子方式發布公司通訊之安排

根據聯交所證券上市規則(「**上市規則**」)第 2.07A 條,本公司已採用以電子方式發布公司通訊之安排。所有日後公司通訊將在本公司網站 <u>www.csigroup.hk</u> 及聯交所網站 <u>www.hkexnews.hk</u> 上提 供,以代替印刷本。

為確保及時收到最新的公司通訊,如 閣下尚未提供 閣下之電子郵件地址予本公司,或需更新 閣下之電子郵件地址,本公司建議 閣下透過掃描本函背頁之回條上列印的 閣下專屬二維碼來 提供 閣下的電子郵件地址。 或者, 閣下也可以簽署回條並交回公司的股份過戶處。

股東有責任提供有效的電子郵箱地址。如果本公司向股東提供的電子郵箱地址發送的公司通訊而未收到任何「未送達信息」,則本公司將被視為已遵守上市規則。如果本公司沒有收到 閣下的有效電子郵箱地址,直至股份過戶處收到 閣下有效的電子郵箱地址前, 閣下將(i)僅收到以印刷形式寄發的有關在本公司網站及聯交所網站上發布公司通訊的通知;(ii)需要主動査看本公司網站和聯交所網站以窗意公司通訊的發布;及(iii)本公司未來將以印刷本形式發送可供採取行動的公司通訊(新進步)。

如 閣下對本函件有任何疑問,請於辦公時間星期一至五(香港公眾假期除外)上午9時正至下午6時正(香港時間)期間,致電股份過戶處(852)2862 8688 查詢。

承蕃事命命 資本策略地產有限公司 公司秘書 鄧煌傑

2025年12月19日

- 「公司通訊」指本公司發出或將予發出以供其任何證券的持有人或投資大眾參照或採取行動的任何文件,其中包括但不限於:(a)董事會報告、年度軶目連同核數師報告以及(如適用)財務隨要報告;(b)中期報告及(如適用)中 期摘要報告;(c) 會議通告;(d) 上市文件;(e) 通函;(f) 委派代表書;及(g) 可供採取行動的公司通訊
- 可供採取行動的公司通訊指任何涉及要求本公司的證券持有人指示其擬如何行使其有關證券持有人的權利或作出選擇的公司通訊。

^{*}For identification purpose only 僅供識別

REP	īV	FO	DМ	回條
KEF	L/Y	\mathbf{r}	KIVI	

To: CSI Properties Limited (the "Company") (Stock Code: 497)

> c/o Computershare Hong Kong Investor Services Limited (the "Share Registrar") 17M Floor, Hopewell Centre

> > 如選擇了選項1, 閣下無須交回本回條。

183 Queen's Road East, Wanchai, Hong Kong

(Please choose ONLY ONE of the options below)

(請從以下選項中只選擇其中一項)

致: 資本策略地產有限公司 (「本公司」) (股份代號: 497)

經香港中央證券登記有限公司 (「股份過戶處」)

香港灣仔皇后大道東 183 號

合和中心 17M 樓

Option 1: Provide your email address for receipt of future Corporate Communications* via						
electronic dissemination by scanning your personalized QR code						
選項1:	掃瞄 閣下專屬二維碼提供 閣下之電子郵件地址,以接收通過電子方式					
	發佈的未來公司通訊*					

You are **NOT required** to return this Reply Form if you choose Option 1.

Personalized QR 專屬二維碼	Code
	

Option 2: I/we hereby provide my/our email address in writing for receipt of future Corporate Communications* via electronic dissemination 選項 2: 本人/吾等現以書面提供本人/吾等之的電子郵件地址,以確保收到通過電子方式發佈的未來公司通訊*						
Email address 電郵地址: (Notes 3 / 附註 3)						
Option 3: I/we hereby request for receipt of Corporate Communications* in printed form (Please mark "✓" in the below box if applicable)						

Signature(s): (Notes 1) 簽名:(附註 1)	Contact number: 聯絡電話號碼:	Date: 日期:					
本人/吾等欲收取未來公司通訊*的印刷版‧並已	知悉本要求由收取本指示日期起計一年內有效。 ^{(附註 5})					
I/we would like receive future Corporate Communications* in printed copy and note that this request shall be valid only for one year starting from the receipt date of instruction (Notes 5)							
選項3: 本人/吾等現要求收取公司通訊*印刷版	(如適用・請在以下方格內劃上「✓」號)						

Please complete all your details clearly. If your shares are held in joint names, all of the joint shareholders should jointly sign this Reply Form in order to be valid. 請清楚填妥 閻下之所有資料。如屬聯名股東,則本回條須由所有聯名股東聯合簽署,方為有效。

Any Reply Form with no signature or otherwise incorrectly completed will be void. 任何回條若未有簽署或在其他方面填寫不正確,則本回條將會作廢。

- If the Company does not receive a functional email address in your reply, you will be unable to receive notifications regarding the publication of Corporate Communications*. 如本公司沒有收到 圖下的有效電子郵件地址 · 圖下將無法收到有關發佈公司通訊*的通知。
- If you provide more than one email address by QR code, email, reply form and/or other means, only the latest one email address provided will be registered. 如 閣下通過二維碼、電郵、回條及/或其他方式提供多於一個的電子郵件地址·只有 閣下最後提供的電子郵件地址將會被用於登記。
- If you mark "√" in the box in Option 3, no email address will be registered and only Corporate Communications* in printed form will be received.

 如 間下在銀貨 3 方格内動上 (√) 號・將不會有電子郵件地址被登記・只會收取公司通訊*約印刷版。
 For the avoidance of doubt, the Company does not accept any other instructions given on this Reply Form.

 為免存疑・在本回除上的任何競外指示・本公司將不予處理。

- * Unless otherwise specified, Corporate Communications refer to any documents issued or to be issued by the Company for the information or action of holders of any of its securities, including but not limited to the annual report, interim report, notice of meeting, circular and proxy form.
 原序另看进程,公司题前分指本公司已经过程形产设置过伏民任何服务的特有人参照或採取行動的任何文件,其中包括但不限於年報、中期報告、會議通告、通函及代表委任表格。

PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料聲明

- (i)
- 個人資料聲明

 "Personal Data" in this statement has the same meaning as "personal data" in the Personal Data (Privacy) Ordinance, Chapter 48 6 of the Laws of Hong Kong ("PDPO").
 本聲明中所指的「個人資料,與香港法例第 486 章 《個人資料《耗隱》條例》(「《私隱條例》」,中"個人資料,的適義相同。"

 Your Personal Data provided in this Reply Form will be used in connection with, including but not limited to, the Company's electronic dissemination of Corporate Communications* and to liaise with you on other matters relating to your holdings in the Company. Your supply of Personal Data to the Company is on a voluntary basis. In case of a failure to provide sufficient information, the Company may not be able to process your instruction and/or requests a stated in this Reply Form.

 國下於本回條所提供的個人資料新用於包括但不限於 海關公司以電子方式發布公司通訊 *及就 關下持有本公司證券有關的其他事宜上與 關下聯絡。關下是自願向本公司提供個人資料。若 關下未能提供足夠資料,本公司可能無法處理 關下在兩回條 Liftwide Li

Mailing Label 郵寄標籤

Computershare Hong Kong Investor Services Limited 香港中央證券登記有限公司

Freepost No. 簡便回郵號碼:37

Hong Kong 香港

Please cut the mailing label and stick it on an envelope to return this form to us.

No postage is necessary if posted in Hong Kong.

閣下寄回此回條時・請將郵寄標籤剪貼於信封上 如在本港投寄・ 閣下無需支付郵費或貼上郵票。