



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)
(Warrant Code 認股權證股份代號: 2612)

NOTIFICATION LETTER 通知信函

30 July 2026

Dear Registered Shareholders,

CSI Properties Limited (the “Company”)

– Notice of Publication of 2026 Annual Report, Circular containing Notice of Annual General Meeting and Proxy Form (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.hkexnews.hk. If you have elected to receive the Corporate Communications ^(Note 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 csi.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

Notes:

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」）

– 2026 年年報、載有股東週年大會通告之通函及代表委任表格之發布通知（「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 www.csigroup.hk 及香港聯合交易所有限公司（「**聯交所**」）網站 www.hkexnews.hk。若閣下已選擇收取公司通訊^(附註 1)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 csi.ecom@computershare.com.hk。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 www.csigroup.hk 及聯交所網站 www.hkexnews.hk 上提供，以代替印刷本。

徵集電子聯絡資料

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)需要主動查看本公司網站和聯交所網站以留意公司通訊的發布；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^(附註 2)。

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。

承董事會命
資本策略地產有限公司
公司秘書
鄧煒傑

2026 年 7 月 30 日

附註：

1. 「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、年度賬目連同核數師報告以及（如適用）財務摘要報告；(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。
2. 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

