



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 Non-registered Holders,

CSI Properties Limited (the “Company”)
– Notice of Publication of 2026 Annual Report and Circular containing Notice of Annual General Meeting (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 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, WanChai, Hong Kong. The Company will promptly upon receipt of your request send the Current Corporate Communication to you in printed form free of charge.

As a non-registered shareholder, if you wish to receive Corporate Communications ^(Note) from the Company pursuant to the Rules Governing the Listing of Securities on the Stock Exchange (the “Listing Rules”), you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your Shares are held (collectively, the “Intermediaries”) and provide your email address to your Intermediaries.

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 your functional email address from the Intermediaries, until such time that the functional email address is provided to the Intermediaries, you may (i) be unable to receive any notifications regarding the publication of Corporate Communications; and (ii) need to proactively check the Company’s website and the Stock Exchange website to keep up with the publication of Corporate Communications.

If you want to receive the Corporate Communications in printed form, please complete and return the enclosed reply form to the Share Registrar or send an email to csi.ecom@computershare.com.hk specifying your name, address and request to receive the Corporate Communications in printed form.

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

Note: 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. 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.

各位非登記持有人：

資本策略地產有限公司*（「本公司」）
– 2026 年年報及載有股東週年大會通告之通函之發布通知（「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之印刷本，隨函附上次公司通訊。

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本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本次公司通訊之印刷本。

作為非登記股東，如有意根據交易所證券上市規則（「上市規則」）收取公司通訊 ^(附註)，閣下應聯絡閣下持有股份的銀行、經紀、託管商、代理人或香港中央結算（代理人）有限公司（統稱「中介公司」），並向閣下的中介公司提供閣下的電子郵箱地址。

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。如果本公司沒有從中介公司收到閣下的有效電子郵箱地址，直至中介公司收到閣下有效的電子郵箱地址前，閣下或(i)無法收到任何有關發布公司通訊的通知；及(ii)需要主動查看本公司網站和香港交易所網站以留意公司通訊的發布。

若閣下希望收取公司通訊之印刷本，請填妥本函背頁之回條並交回公司的股份過戶處或發送電子郵件至 csi.ecom@computershare.com.hk，並註明閣下的姓名、地址以及收取公司通訊印刷本的要求。

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：「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。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



REPLY FORM 回條

To: CSI Properties Limited (the “Company”)
(Stock Code: 497) (Warrant Code: 2612)
c/o Computershare Hong Kong Investor Services Limited (the “Share Registrar”)
17M Floor, Hopewell Centre
183 Queen’s Road East, Wanchai, Hong Kong

致：資本策略地產有限公司（「本公司」）
(股份代號：497) (認股權證股份代號：2612)
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

REMINDER 提示

As a non-registered shareholder, if you wish to receive Corporate Communications* from the Company, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your shares are held (collectively, the “Intermediaries”) and provide your email address to your Intermediaries.

作為非登記股東，如有意向本公司收取公司通訊*，閣下應聯絡閣下持有股份的銀行、經紀、託管商、代理人或香港中央結算（代理人）有限公司（統稱「中介公司」），並向閣下的中介公司提供閣下的電子郵件地址。

Request for future Corporate Communications* in printed form / 要求收取未來公司通訊*印刷版

(Please mark “✓” in the below box if applicable) (如適用，請在以下方格內劃上「✓」號)



I/we would like to receive future Corporate Communications* in printed form and note that this request shall be valid only for one year starting receipt date of this instruction.

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。

Name(s) of Non-registered holder(s):

非登記股東姓名：

Signature(s): (Note 3)

簽名：(附註 3)

(Please use ENGLISH BLOCK LETTERS 請用英文正楷填寫)

Contact number:

聯絡電話號碼：

Date:

日期：

Notes:

附註：

- This Reply Form is addressed to non-registered holder(s) (“Non-registered holder” means such person or company whose shares are held in The Central Clearing and Settlement System (CCASS) and who has notified the Company from time to time through Hong Kong Securities Clearing Company Limited that such person or company wishes to receive Corporate Communications*).
此回條乃向本公司之非登記股東（「非登記股東」指股份存放於中央結算及交收系統的人士或公司，已透過香港中央結算有限公司不時向本公司發出通知，表示欲收取公司通訊*）發出。
- Please complete all your details clearly.
請閣下清楚填妥所有資料。
- Any form with no box marked (✓), with no signature or otherwise incorrectly completed will be void.
如在本表格未有在方格內劃上「✓」號，或未有簽署，或在其他方面填寫不正確，則本表格將會作廢。
- For the avoidance of doubt, the Company does not accept any other instructions given on this Reply Form.
為免存疑，在本回條上的任何額外指示，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.
除非另有註明，公司通訊乃指本公司已發出或將予發出以供其任何證券的持有人參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

- “Personal Data” in this statement has the same meaning as “personal data” in the Personal Data (Privacy) Ordinance, Chapter 486 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（私隱）條例》（「《私隱條例》」）中「個人資料」的涵義相同。
- Your Personal Data provided in this Reply Form will be used in connection with the Company’s electronic dissemination of Corporate Communications*. 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 instructions and/or requests as stated in this Reply Form.
閣下於本回條所提供的個人資料將用於有關本公司以電子方式發布公司通訊*的事宜上。閣下是自願向本公司提供個人資料。若閣下未能提供足夠資料，本公司可能無法處理閣下在本回條上所述的指示及/或要求。
- Your Personal Data may be disclosed or transferred by the Company to its subsidiaries, the Share Registrar, and/or other companies or bodies for any of the stated purposes, or when it is required to do so by law and will be retained for such period as may be necessary for our verification and record purposes.
公司可就任何所說明的用途或在法例規定的情況下，將閣下的個人資料披露或轉移給本公司的附屬公司、股份過戶處、及/或其他公司或團體，並將在適當期間保留該等個人資料作核實及紀錄用途。
- You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data should be in writing, by mail to the Hong Kong Privacy Officer of the Share Registrar at 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wanchai, Hong Kong or by email at PrivacyOfficer@computershare.com.hk.
閣下有權根據《私隱條例》的條文查閱及/或修改個人資料。任何該等查閱及/或修改個人資料的要求均須以書面方式郵寄至股份過戶處（地址為香港灣仔皇后大道東 183 號合和中心 17M 樓）向香港隱私主任提出，或發送電郵至 PrivacyOfficer@computershare.com.hk。

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.

當閣下寄回此回條時，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。