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)

30 July 2026

Dear Non-registered Holder(s) *(Note)*,

CSI Properties Limited (the "Company")
- Annual General Meeting ("AGM") of the Company to be held on Thursday, 27 August 2026

The AGM will be held by way of a virtual meeting using an online platform at https://meetings.computershare.com/csigroup_2026AGM (the "**Online Platform**") on Thursday, 27 August 2026 at 10:00 a.m. Shareholders can attend, participate and vote in the AGM, and submit questions through the online platform.

Online Attendance at the AGM

A live webcast will be provided at the AGM. The Online Platform will be opened for Non-registered Holder whose shares are held in the Central Clearing and Settlement System through banks, brokers, custodians, nominees or HKSCC Nominees Limited (together, the "Intermediary") to login 30 minutes prior to the commencement of the AGM.

In order to attend the AGM online, you need to (i) contact your Intermediary to appoint you as a proxy and (ii) provide your e-mail address to your Intermediary, before the deadline required by your Intermediary. Details regarding the AGM arrangements including the login details to access the AGM Online Platform will be sent by Computershare Hong Kong Investor Services Limited, the Company's Hong Kong branch share registrar, to the e-mail address provided by you.

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

*Note: This Letter is addressed to Non-registered Holder(s) of the shares in the Company ("**Non-registered Holder**" means such person or company whose shares are held in the Central Clearing and Settlement System and who has notified the Company from time to time through Hong Kong Securities Clearing Company Limited that he/she/it wishes to receive the Corporate Communications). If you have sold or transferred your shares in the Company, please disregard this Letter.*

各位非登記持有人 *(附註)*：

資本策略地產有限公司*（「本公司」）
- 於 2026 年 8 月 27 日（星期四）舉行之本公司股東週年大會（「股東週年大會」）

本公司之股東週年大會將於 2026 年 8 月 27 日（星期四）上午十時正以網上虛擬會議方式透過網上平台 https://meetings.computershare.com/csigroup_2026AGM（「**網上平台**」）舉行股東週年大會。股東可透過網上平台出席、參與股東週年大會，並於會上投票及提交問題。

以網上方式出席股東週年大會

股東週年大會將提供網上直播。網上平台將於股東週年大會開始前 30 分鐘開放予通過銀行、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」）於中央結算及交收系統持有股份的非登記持有人登錄。

閣下須(i)聯絡 閣下之中介公司以委任 閣下為代表；及(ii)於 閣下之中介公司所規定之期限前向該中介公司提供 閣下之電郵地址，以便以網上方式出席股東週年大會。有關股東週年大會安排之詳情（包括進入股東週年大會網上平台之登入資料），將會由本公司之香港股份過戶登記分處香港中央證券登記有限公司發送至 閣下所提供之電郵地址。

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：此為致本公司股份非登記持有人（「**非登記持有人**」指所持有的本公司股份存放於中央結算及交收系統的人士或公司，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）。倘 閣下已出售或轉讓所持有的本公司股份，則毋須理會本函件。*

**For identification purpose only 僅供識別*