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CSI PROPERTIES LIMITED
資本策略地產有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 497)

(Warrant Code: 2612)

**APPOINTMENT OF INDEPENDENT NON-EXECUTIVE DIRECTOR
AND
COMPLIANCE WITH RULES 3.10A AND 3.27A OF THE LISTING RULES**

APPOINTMENT OF INDEPENDENT NON-EXECUTIVE DIRECTOR

The board (the “**Board**”) of directors (the “**Director(s)**”) of CSI Properties Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) is pleased to announce that Mr. Yip Ka Kay (“**Mr. Yip**”) has been appointed as an independent non-executive Director and a member of the nomination committee of the Company (the “**Nomination Committee**”), all with effect from 27 November 2025.

Mr. Yip, aged 61, is the managing director and responsible officer of GRE Investment Advisors Limited, a Hong Kong Securities and Futures Commission licensed advisor to NM Strategic Management, LLC and licensed manager to QLA Investment GP SÀRL.

Mr. Yip is also an independent non-executive director of Shun Tak Holdings Limited (listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) with stock code: 242) and a non-executive director of VCREDIT Holdings Limited (listed on the Main Board of the Stock Exchange with stock code: 2003).

* For identification purpose only

Mr. Yip has extensive experience in private equity, alternative and portfolio investment. He was previously the managing director and responsible officer of Bosera Asset Management (International) Co., Limited in Hong Kong. Prior to that, he was a founding and senior partner of General Enterprise Management Services (HK) Limited, a private equity management company. He was also previously a vice president of JP Morgan International Capital Corporation.

Mr. Yip is currently a member of the Investment Advisory Committee of EQT Partners, a leading private equity group in Europe, which works with portfolio companies to achieve sustainable growth, operational excellence and market leadership.

Mr. Yip holds an A.B. Degree in Economics (magna cum laude) from Harvard University, and is currently a member of Dean's Asia Advisory Committee of Harvard University's Faculty of Arts and Sciences. He sits as a non-scientific member of the Institutional Review Board of the University of Hong Kong/Hospital Authority Hong Kong West Cluster and is a member of the Routine and Expedited Panel of the Hospital Authority Central Institutional Review Board. He was chairman emeritus of the Hong Kong Venture Capital and Private Equity Association. He had also served on the Financial Services Advisory Committee of the Trade Development Council of the Hong Kong Special Administrative Region of the People's Republic of China.

Save as disclosed above, as at the date of this announcement, Mr. Yip (i) does not hold any other positions with the Company or any other members of the Group; (ii) has not held any other directorships at present or in the last three years in other public companies the securities of which are listed on any securities market in Hong Kong or overseas and does not have other major appointments or professional qualifications; (iii) has no interest in the shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Cap. 571 of Laws of Hong Kong); and (iv) does not have any relationships with any other Directors, senior management or substantial or controlling shareholders of the Company.

Mr. Yip is the sole director and sole shareholder of the general partners of two close-ended funds. An indirect wholly-owned subsidiary of the Company (the "**Subsidiary**") is a limited partner in the said funds, holding a non-material investment with an aggregate current value of approximately US\$414,000, representing less than 10% interest in each fund and less than 0.1% of the total assets of the Group as at 31 March 2025. The partnership agreements governing the funds have been entered into by the Subsidiary in 2014 and 2020 respectively. Pursuant to the terms of the funds, the Subsidiary, as one of the limited partners, is not involved in any investment decision making process or fund management process of the funds (including decisions to require further capital contribution or withdrawal of contribution). As the investment period of both funds has lapsed, the Subsidiary has no obligation to make any further contribution or commitment to both funds. Mr. Yip has confirmed that the management fees generated from the funds are immaterial to his annual income or net worth. In particular, the management fees paid and payable by the Subsidiary represents approximately

6.02% of the total management fees generated by the funds. Mr. Yip has also confirmed that he has satisfied all factors for independence as set out in Rule 3.13(1) to (8) of the Rules Governing the Listing of Securities on the Stock Exchange (“**Listing Rules**”). He also confirmed that save for his role in the close-ended funds as disclosed above, he has no past or present financial or other interest in the business of the Group or any connection with any core connected person (as defined in the Listing Rules) of the Company. He further confirmed that there are no other factors that may affect his independence at the time of his appointment.

Mr. Yip has entered into a letter of appointment with the Company for an initial term of three years commencing from 27 November 2025, which shall be automatically renewed for such further period commencing from the expiry date of the initial term or subsequent renewal term(s) thereof (as the case may be) to and including the date of the first annual general meeting (or if such meeting is adjourned, the adjourned meeting) following such expiry date, subject to election at the first annual general meeting of the Company after his appointment and retirement by rotation and re-election at annual general meetings of the Company in accordance with the bye-laws of the Company and the Listing Rules. Pursuant to the letter of appointment, Mr. Yip is entitled to remuneration of HK\$200,000 per annum, as recommended by the remuneration committee of the Company and approved by the Board with reference to his duties and responsibilities with the Company and the prevailing market conditions, and is subject to review from time to time.

Save as disclosed above, as at the date of this announcement, there is no other information required to be disclosed nor is/was Mr. Yip involved in any of the matters required to be disclosed pursuant to any of the requirements of the provisions under Rules 13.51(2)(h) to 13.51(2)(w) of the Listing Rules. The Board is not aware of any other matters in relation to his appointment which need to be brought to the attention of the shareholders of the Company.

The Board would like to express a warm welcome to Mr. Yip for joining the Board.

COMPLIANCE WITH RULES 3.10A AND 3.27A OF THE LISTING RULES

Reference is made to the announcement of the Company dated 28 August 2025 in relation to, among others, the non-compliance with Rules 3.10A and 3.27A of the Listing Rules. Following the appointment of Mr. Yip as an independent non-executive Director and a member of the Nomination Committee with effect from 27 November 2025:

- (i) the Company has eleven Directors, four of whom are independent non-executive Directors, accordingly, the Company is in compliance with the requirements of Rule 3.10A of the Listing Rules; and
- (ii) the Nomination Committee comprises a majority of independent non-executive Directors, accordingly, the Company is in compliance with the requirements of Rule 3.27A of the Listing Rules.

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

Hong Kong, 27 November 2025

As at the date of this announcement, the executive directors of the Company are Mr. Chung Cho Yee, Mico (Chairman), Mr. Kan Sze Man, Mr. Chow Hou Man, Mr. Ho Lok Fai, Mr. Leung King Yin, Kevin and Ms. Chung Yuen Tung, Jasmine; the non-executive director of the Company is Mr. Lo Hing Hung (with Mr. Ip Ho Wang as his alternate); and the independent non-executive directors of the Company are Mr. Shek Lai Him, Abraham, GBS, JP, Dr. Lo Wing Yan, William, JP, Mr. Chak Hubert and Mr. Yip Ka Kay.