CSI PROPERTIES
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FY 2026 Results Presentation

29 JUNE 2026

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Agenda

FY 2026 SALES HIGHLIGHTS

	% Ownership	For the fiscal year ended 31 Mar 2026 HK$'000	Unrecognised Contracted Sales committed 15 Jun 2026 HK$'000
Group level			
Hong Kong residential properties	92-100%	850,680	282,887
Hong Kong commercial properties	100%	334,100	0
Macau commercial properties	60%	6,280	0
Sub-total		1,191,060	282,887
Joint Ventures and Associates			
PRC residential properties	65%	113,380	20,210
Hong Kong commercial properties	30-51%	65,402	15,564
Hong Kong residential properties	8-65%	2,164,635	3,195,033
Sub-total		2,343,417	3,230,807
Total		**3,534,477**	**3,513,694**
Less: Non-controlling interests		(9,766)	(22,631)
Contracted sales attributable to the Group		**3,524,711**	**3,491,063**

FY 2026 KEY DISPOSALS AND PRESALES TO-DATE

Robust HKD 7b+ sales and presales accomplished for the Apr 2025 announced HKD 9b Sales Commitment Plan

Projects sold and booked for FY 2026		Location
Completed in FY 2026	4 units at Broadway Center (CSI-60%)	Macau
	2 floors at 92-96 Wellington Street (CSI – 51%)	Central
	2 F&B floors at No.2 Shelley Street	Central
	1 unit and 1 car parking space at No.38 Wai Yip Street (CSI-30%)	Kowloon Bay
	Ground floor shops and 11 car parking space at Capital Centre	Wanchai
	4 units & 74 car parking spaces at Knightsbridge (CSI-65%)	Beijing
	1 triplex unit at No. 8-12 Peak Road (CSI-65%)	Peak
	House B, No. 10 Peak Road (CSI- 100%)	Peak
	1 duplex unit and 1 penthouse unit at Dukes Place (CSI-60%)	Jardine's Lookout
	1 House, The Cadenza (CSI-92%)	Sheung Shui
	4 Houses at No. 15 Shouson Hill (CSI- 8%)	Southside
	6 units at High Peak (CSI – 30%)	Mid Levels
	233 units at Topside Residence (CSI – 51%)	Jordon

Total HK$ 3,525m

Projects presold to be booked after FY 2026 (as at 15 Jun 2026)		Location
To be completed beyond FY 2026	2 units at No. 38 Wai Yip Street (CSI – 30%)	Kowloon Bay
	1 unit and 5 car parking spaces at Knightsbridge residential project in Beijing (CSI – 65%)	Beijing
	791 units at Deep Water Pavilla (CSI – 15%)	Wong Chuk Hang
	463 units at One Park Place (CSI – 20%)	Yau Tong
	3 Houses, The Cadenza (CSI – 92%)	Sheung Shui
	7 units at High Peak (CSI – 30%)	Mid Levels
	25 units at Topside Residence (CSI – 51%)	Jordan

Total HK$ 3,491m

FY 2026 RESULTS HIGHTLIGHTS

- Loss mainly attributable to write-downs and impairment loss from properties revaluation which are non-cash in nature and will not impact the Group's operating cash flow
- Group's overall financial position with business operations and trading performance remain sound

(HK$m)	FY 2025	FY2026
Gross revenue from property business	521	1,430
Property sale	290	1,191
Rental income	231	239
Gross profit	16	340
Share of results of JV / associates	(1,058)	(508)
(Loss) attributable to equity holders	(1,692)*	(825)*
Less: property impairment provisions	1,122	566
(Loss) attributable to equity holders (excluding property impairment provisions)	(570)	(259)
EPS (basic)	(36.73)** HK cents	(6.56)** HK cents

Notes

- ***: The loss mainly attributable to write-down of the Group's properties held for sale and impairment provisions for JV and associates properties held for sale during the fiscal periods, which are non cash items and will not have impact on the operating cashflow of the Group***

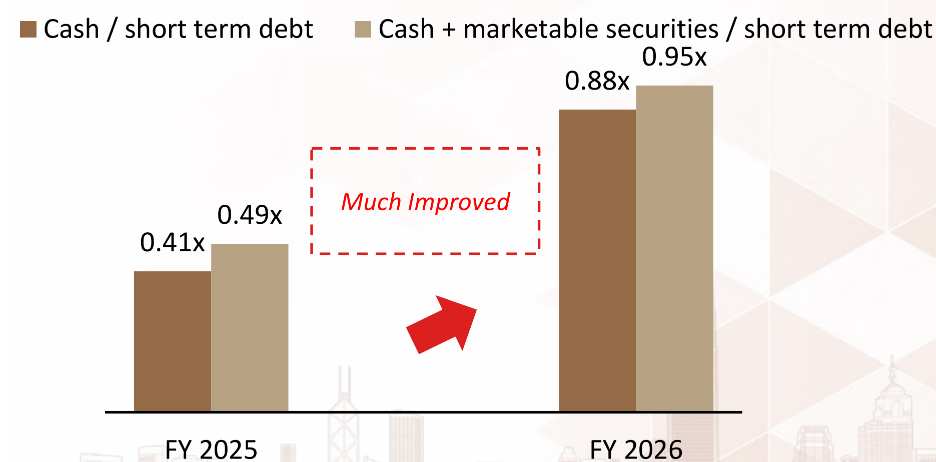
***** : FY 2025 EPS loss adjusted due to the change in shares outstanding from rights issue/ consolidation of shares in 1H 2026***

Source: Company information and website

STRONGER BALANCE SHEET AND CONTINUING TO DELEVERAGE

HK$mm	FY2025	FY2026
Properties & related assets[1]	20,484	19,288
Cash & bank balances (including cash held by securities brokers)	1,414	2,045
Investments	251	170
Other assets	290	221
Total assets	22,439	21,724
Bank loans	6,925	5,907
Notes Payable[2]	2,308	1,968
Other liabilities	1,277	1,104
Total liabilities	10,510	8,979
Equity attributable to shareholders	11,981	12,816
Non-controlling interests	(51)	(72)
Total equity	11,930	12,744

	FY 2025 (HK$ Billion)	FY 2026 (HK$ Billion)	Changes (HK$ Billion)
Bank Loans at Group Level + Notes Payable[2]	9.2	7.9	1.3
Financial Guarantee Contracts	7.4	6.6	0.8
Total Debt	16.6	14.5	2.1
Cash	1.4	2.0	0.6
Net Debt	15.2	12.5	2.7



Notes:
[1] Properties & related assets = Properties held for sale + Property, plant and equipment + Investment properties + Interests in joint venture + Amounts due from joint ventures + Interests in associates + Amount due from associates + Contract costs
[2] Notes Payable include US$200m May 2028 guaranteed notes *(as of Mar 2026)* and HK$500m Gaw Capital senior unsecured note

Agenda

RECENT SIGNIFICANT EVENTS

Oct 2024
Launched sales of our residential project Topside, only one penthouse unit remaining

Feb 2025
Announced HKD2bn financing transaction consisting of HKD1.5bn rights issue and HKD500m private bond

May 2025
Issuance of USD150m May 2028 public bond and concurrent tender offer to refinance USD296m bond due July 2025

Jun/ Jul 2025
Launched sales of Deep Water Pavilla and achieved sales of over 95% of total units to-date. Largest residential sales project in Hong Kong for 2025

Sep 2025
First Underwritten tap of USD50m May 2028 due public bond at par

May 2026
Second Underwritten tap of additional USD50m May 2028 due public bond at 101.75 showing strong investor confidence

Jun 2026
HKD 7 billion+ sales and presales achieved, marking robust progress on HKD 9 billion 4-year sales target plan announced in Apr 2025

REPEATED SUCCESSFUL ACCESS TO USD BOND MARKET DEMONSTRATES STRONG INVESTOR CONFIDENCE

Issue Highlights

- Transaction marks CSI's first return to the dollar bond market since 2021 and is the first unrated Hong Kong USD bond offering since August 2024
- Issuance represents our 5th bond issuance since 2012, highlighting our market standing with credit investors
- CSI adopted an accelerated book-building strategy, announcing FPG (10.5% coupon/12.6% yield) in the morning of 14 May 2025 and priced the transaction at lunch time (HK time), with strong support from leading global institutional investors
- Announced a concurrent tender offer for its existing US$296 million bonds due in July 2025 at 100% with offer size capped at the USD150m. The tender offer was completed on 26 May 2025
- **Underwritten tap of additional USD 50 million bonds in September 2025 at par upon strong demand from investors**
- **Second underwritten tap of additional USD 50 million bonds in May 2026 at 101.75 further demonstrates investor interest and confidence and bringing total issue size to a more liquid USD 250 million**

New issuance terms

Issuer	**Estate Sky Limited**
Guarantor	CSI Properties Limited ("CSI", 497.HK)
Expected Issue Rating	Unrated
Status	Senior Unsecured Fixed Rate Notes
Format	Regulation S, Registered Form, Category 1
Currency & Issue Size	**US$150mm**
Tenor	**3NC2**
Final Price Guidance	**$95.480 (#)**
Re-offer Price	**$95.480**
Re-offer Yield	**12.590%**
Coupon	10.500%
Use of Proceeds	To repay certain debt obligations (including without limitation, for funding the purchase of the 2021 Guaranteed Notes validly tendered pursuant to the Tender Offer)
Redemption by the Issuer on Specified Dates	The Issuer shall redeem 15% of the initial issue size of the Notes at their principal amount on each date falling 1.5 years and 2 years from the Issue Date
Other Redemption	• For Tax Reasons – in whole, but not in part, At par • For Change of Control – all but not some only of Notes specified in a Change of Control Put Exercise Notice, At 101% • By Option of the Issuer – in whole or in part, At 103%, at any time after the date falling 2 years after Issue Date
Other Terms	SGX-ST listing; US$200k/$1k denoms
Governing Law	English Law

Tender offer terms

Target Bonds	**US$300mm 5.450% guaranteed notes due 2025 (the "2021 Guaranteed Notes")**
Outstanding Amount (Pre-offer)	US$296.132mm
Tender Price	100.000
Maximum Acceptance Amount	No greater than the aggregate principal amount of the New Notes (US$150mm)

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Source: [1] Bloomberg, [2, 3] Dealogic, [4] Offering Circular, [5, 6] Company's Filings

Agenda

FUTURE STRATEGIES

CONTINUING HKD 9b ASSET SALES PROGRAM TO RAISE LIQUDITY AND DELEVERAGE

PRUDENT FINANCIAL MANAGEMENT TO STREGHTEN BALANCE SHEET AND MANAGE MATURITY PROFILE

ACTIVE ASSET PORTFOLIO MANAGEMENT TO STRENGTHEN RESIDENTIAL LANDBANK AND OPTIMISE COMMERCIAL ASSETS

CONTINUAL ASSET RECYCLING AND CAPTURE OPPORTUNITIES IN RECOVERING HONG KONG REAL ESTATE MARKET AND STRIVE FOR FUTURE PROFITS

SOLID PROGRESS IN HKD 9b SALES PROGRAM

Sales and contracted sales of Group's residential and commercial assets already over HKD 7 billion achieved (as at Jun 15, 2026)

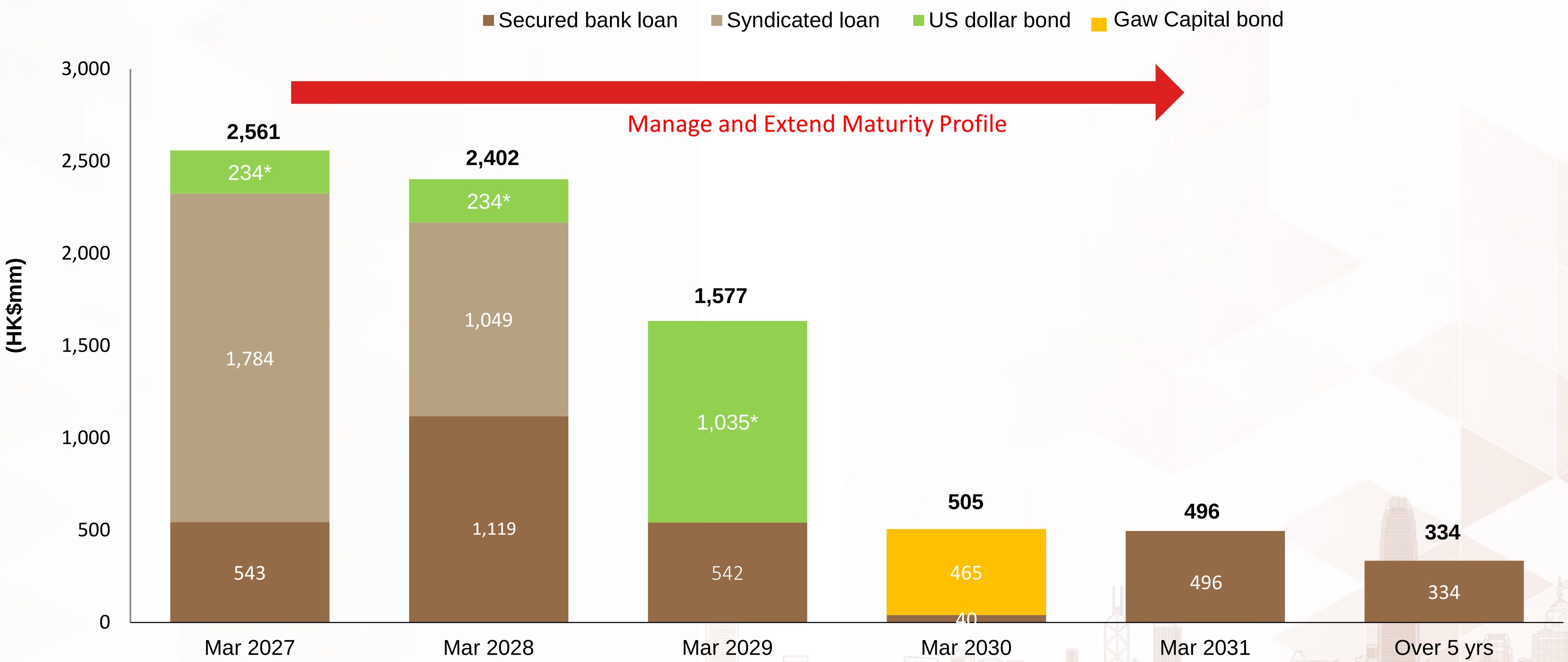
	Current Project Status
Residential	
Sales of the Topside Residences, residential units at Nos. 350-352 Nathan Road (51% stake)	258 units sold and signed out of 259 units
Presales of residential units at the "Deep Water Pavilla" above MTR Wong Chuk Hang (15% stake)	Launched June 2025 with c. 791 units presold YTD
Presales of residential units at "One Park Place" adjacent to MTR Yau Tong (20% stake)	Launched Nov 2025 with c. 463 units presold YTD
Luxury Detached House at No. 10 Peak Road (100% stake)	Sold
One Triplex unit at Infinity at No. 8-12 Peak Road (65% stake)	Sold
Remaining units at High Peak at No. 23 Po Shan Road (30% stake)	Total 14 units sold and signed since launch with 2 units remaining
6 houses at the "Cadenza" near Fanling Golf Course (92% stake)	5 houses sold and signed since launch with 1 house remaining
Remaining units of the "Knightsbridge" residential project in Beijing (65% stake)	101 of the total 114 refurbished units sold since launch
Remaining houses at No. 15 Shouson Hill (8% stake)	11 houses sold since launch with 4 houses remaining
Remaining units at Dukes Place (60% stake)	Sold
Commercial	
G/F shops at Capital Centre at Gloucester Road in Wanchai (100% stake)	Sold
Remaining F&B floors at LL Tower, No. 2 Shelley Street (100% stake)	Sold 2 out of 3 F&B floors with 1 floor remaining
DL Tower, Nos. 92-96 Wellington St. commercial building (51% stake)	10 floors sold since launch with 11 floors remaining
Commercial Tower FOCO at No.46-48 Cochrane Street (100% stake)	In market
No.38 Wai Yip Street Office Tower in Kowloon Bay (30% stake)	Remaining 141 units in market

Source: Company presentations

MANAGE AND EXTEND DEBT MATURITY PROFILE

- Continual successful rollovers of existing commercial bank loans backed by residential and commercial property assets
- Secured bank loans backed by top quality property assets and well supported by commercial bank lenders
- The Jan 2027 and Mar 2028 due syndicated loans are well anchored by extensive list of long-term commercial banking partners and we strongly believe in the successful rollovers in future to extend maturity profile
- With forthcoming solid cashflow from recent successful asset sales, the Group will prudently consider available options to further enhance maturity profile and lower interest expenses going forward

Debt maturity profile (as at Mar 31, 2026)



Note *: Post Mar 31, 2026, US dollar bond size increased from US$200 million to US$250 million total due to tap of additional US$50 million in May 2026

SOLID FUTURE RESIDENTIAL PIPELINE POST HKD 9bn SALES PROGRAM

Residential		
92 Repulse Bay Road Redevelopment (CSI – 50%)	Luxury detached house with GFA c. 9k+ sq.ft. completed June 2026	
24 Middle Gap Road Redevelopment (CSI – 40%)	Luxury detached house with GFA c. 8k+ sq.ft. target completion 2H 2027	
44 Stanley Village Road Redevelopment (CSI – 50%)	Luxury detached houses and low-rise with total GFA c.74k sq.ft.	
Yuen Long LS Centre Redevelopment (CSI – 50%)	Mass residential redevelopment from commercial with total GFA c. 490k sq,ft.	
152-164 Wellington Street Redevelopment (CSI – 100%)	Premium residential redevelopment from commercial with total GFA c. 69k sq.ft.	

92 REPULSE BAY ROAD – LUXURY HOUSE REDEVELOPMENT

Project Highlights

- Unique deluxe residential detached house project at the heart of Repulse Bay overlooking the beach with permanent unblocked views
- CSI owns 50% of the project
- Site area of c. 10,000 sq ft redeveloped into a magnificent deluxe detached house with GFA of c. 9,100 sq ft, in addition to private garden and swimming pool with superb Repulse Bay view
- Located at heart of the superior tycoon areas in prime Repulse Bay in front of the Lily Tower
- Structure already finished construction with interior decoration works in process targeting 4Q 2026 completion
- With very limited new supply and other peer luxury residential houses in neighborhood selling at over $100k psf, project is expected to bring in superior cashflow and profitability for the Group in the near future

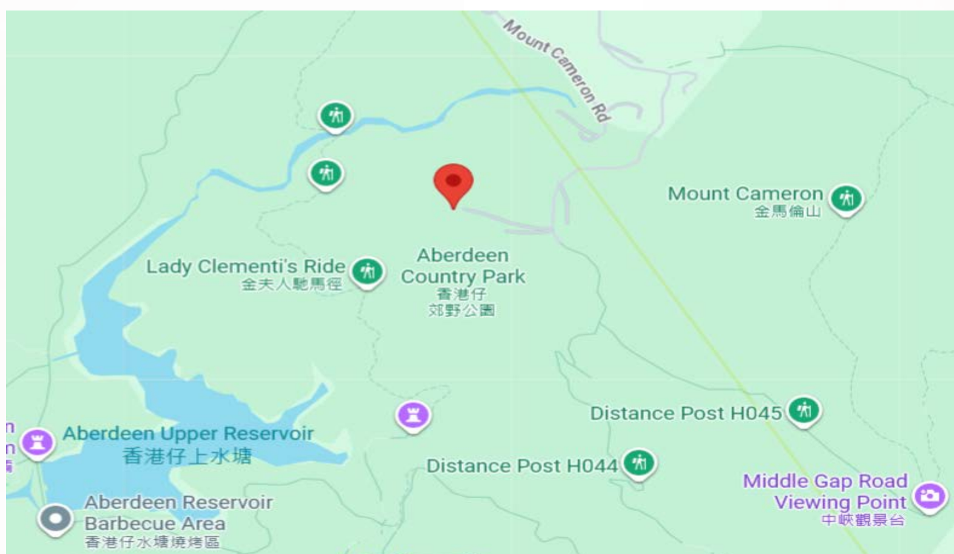
Current Status (Jun 2026)

24 MIDDLE GAP ROAD – LUXURY HOUSE REDEVELOPMENT

Project Highlights

- Unique deluxe residential detached house project at Middle Gap Road overlooking the Aberdeen Reservoir and whole South Side with permanent elevated unblocked views
- CSI owns 40% of the project
- Old luxury house demolished and site being redeveloped into a magnificent deluxe detached house with GFA of c. 8,200 sq ft, in addition to private garden and swimming pool with unrivalled Hong Kong Southside view
- Located at heart of the superior tycoon area at Middle Gap Road
- With foundation works nearing completion, the project is expected to come to market around 2H 2027
- With no new supply and other peer luxury residential houses in the neighborhood selling at over $100k psf, project is expected to bring in superior cashflow and profitability for the Group in the near future

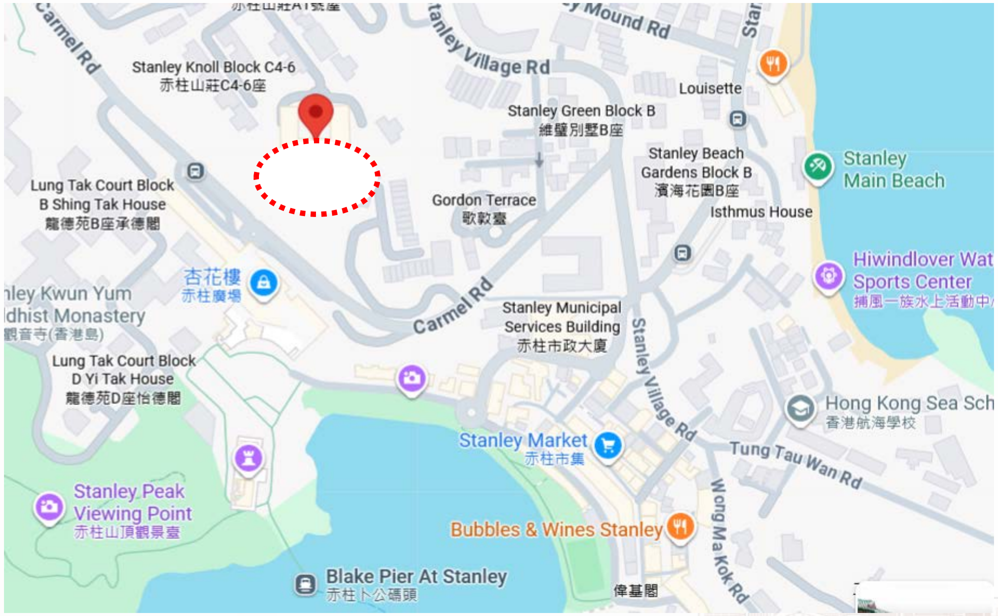
Proposed Development



44 STANLEY VILLAGE ROAD – LUXURY RESIDENTIAL REDEVELOPMENT

Project Highlights

- Luxury residential redevelopment project at the heart of Stanley Hilltop overlooking the beaches with permanent unblocked views
- CSI owns 50% of the project
- Magnificent site with a soon-to-be approved plan to redevelop into a cluster of luxury detached houses and low-rise units with total GFA of c. 74,000 sq ft
- Located at heart of superior high-net-worth residential area with easy access to Central and other parts of magnificent South Side of Hong Kong
- Redevelopment works to commence as early as late 2026 with target sales of completed units around 1H 2030
- With other peer luxury residential projects in neighborhood like One Stanley selling at over $56k psf recently, project is expected to bring in good cashflow and profitability for the Group



(A) Current Status (Jun 2026)

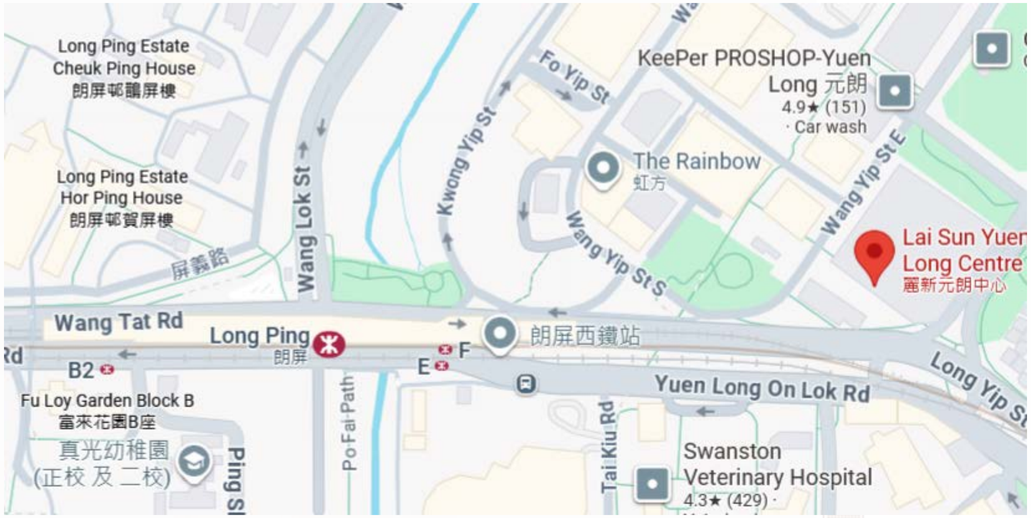
(B) Proposed Development

LAI SUN YUEN LONG CENTRE – COMMERCIAL TO RESIDENTIAL REDEVELOPMENT

CSI PROPERTIES 資本策略

Project Highlights

- Mass residential redevelopment project at the heart of Yuen Long/ Long Ping district close to the Northern Metropolis area
- CSI owns 50% of the project
- Site area of c. 78,000 sq ft with an approved plan to redevelop into mass residential towers with GFA of c. 490,000 sq ft and c. 1,000+ units
- Super convenient location with 3 mins access to MTR Long Ping station and 25 mins ride to Central via MTR
- Demolition is planned for 4Q 2026 with target presales as early as 1H 2029
- With other peer mass residential projects in neighborhood selling at over $13k psf, project is expected to bring in good cashflow and profitability for the Group



(A) Current Status (Jun 2026)

(B) Proposed Change to Residential Development

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152-154 WELLINGTON STREET – COMMERCIAL TO RESIDENTIAL REDEVELOPMENT

Project Highlights

- Prime residential redevelopment project at the heart of Central / SOHO district
- CSI owns 100% of the project
- Site area of c. 7,000 sq ft with an approved plan to redevelop into a high-end residential tower with GFA of c. 69,000 sq ft and around 127 units
- Super convenient location in central with one min access to both Queen's Road Central and Mid Levels escalator onto the SOHO district and IFC offices
- Demolition will commence in Jul 2026 with target presales as early as 2H 2028
- With limited new residential supply in Central and other peer projects like Central Residence selling at over $60k psf most recently, project is expected to bring in good cashflow and profitability for the Group

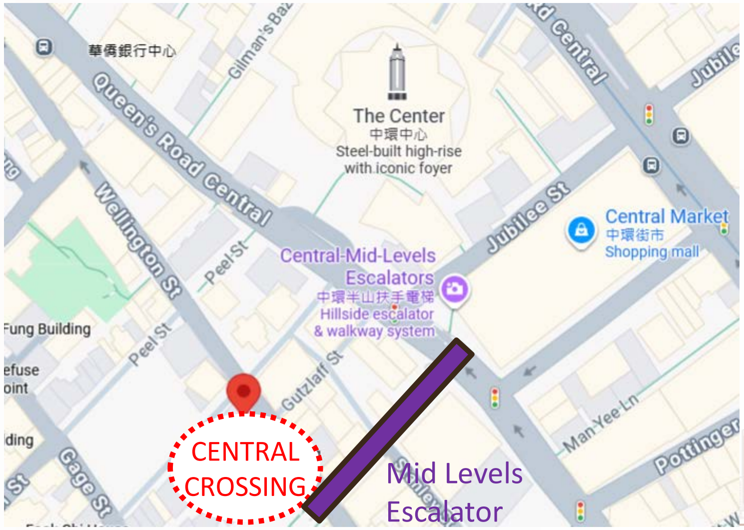
(A) Current Status (Jun 2026)

(B) Proposed Development

CENTRAL CROSSING – GRADE-A OFFICE/ FIVE-STAR HOTEL DEVELOPMENT

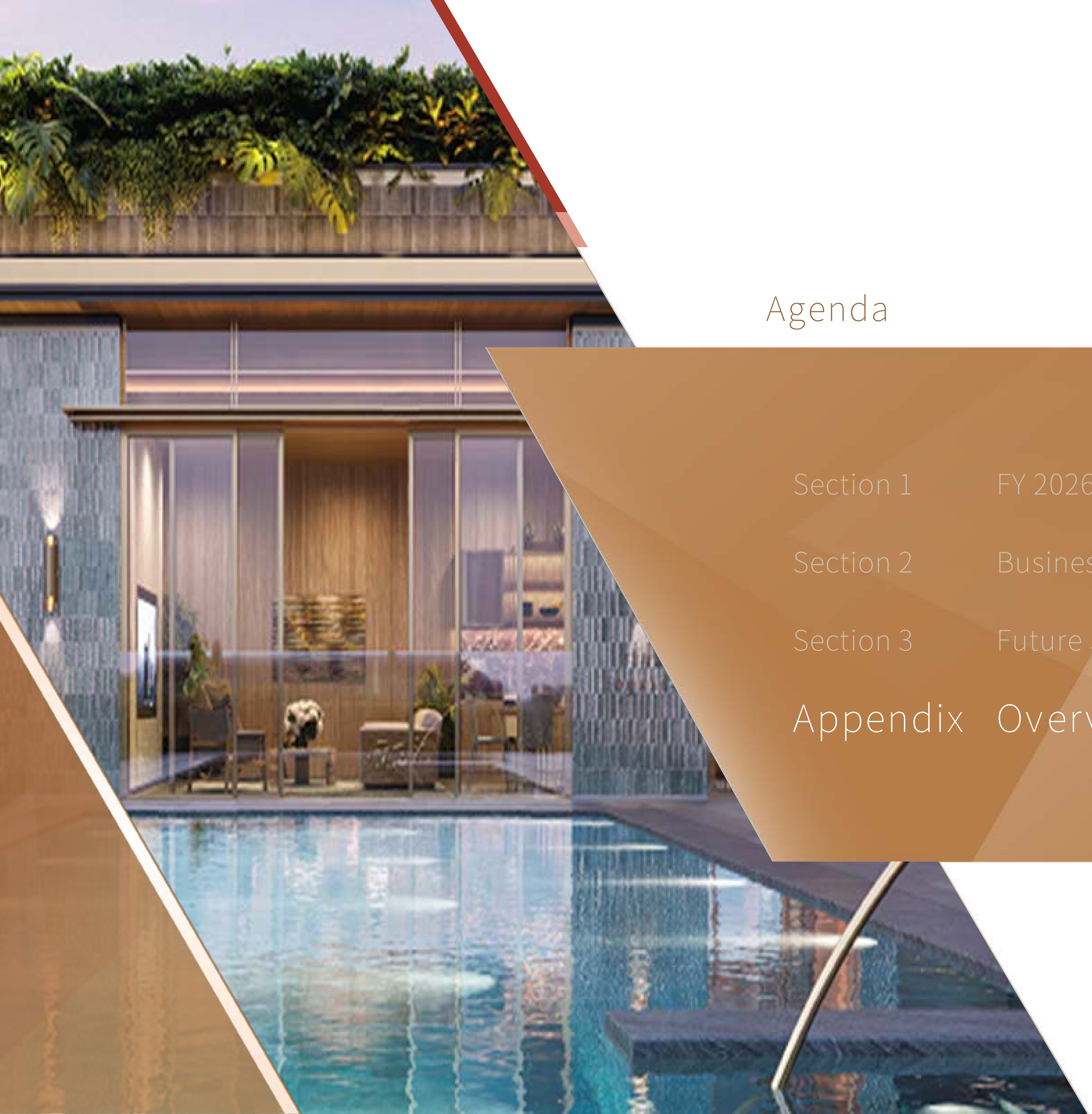
Project Highlights

- Unique commercial development project in prime Central with c. 300k sq.ft. of Grade A (also ESG platinum-grade) office building and c. 100k sq.ft. of five-star hotel under the Hyatt Hotels brand “Andaz”, a first in Hong Kong
- CSI owns 50% of the project
- Conveniently located with one min access to Queen’s Road Central and directly connected to the Mid Levels escalator onto the SOHO district and Exchange Square/ IFC offices
- Completion of the 28-storey office tower expected in September 2026, followed by the 125-key “Andaz” hotel tower in mid-2027
- Marketing and pre-leasing activities for the office tower have commenced and initial reception by prospective financial and technology sector tenants have been encouraging
- This mixed-use development aims to leverage on the complex, including retail podium, and the cultural heritage of the SOHO district to establish a new landmark in Central, and bring steady rental revenue to the Group in the coming years



KEY MESSAGES

- Robust sales commitment of over HKD7 billion achieved
- Continuous deleveraging with net debt decreased by HKD2.7 billion from FY2025 to FY2026
- Continuous successful bank loan refinancing and manage and extend maturity profile
- Continue to deliver on new residential sales pipeline
- Optimistic on sustained property market recovery



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Agenda

CSI PROPERTIES AT A GLANCE

Over 20 Years history. Same management team since **2004**

~HK$14bn NAV

IRR focus in all our projects. We buy to sell

c. 80
Real estate professionals. We execute our own projects

Our strategy is value-add and asset enhancement. Track record of **60+** properties since inception

3mm+ sq.ft.[1]
Prime residential and commercial projects in Hong Kong, Shanghai and Beijing

As of March 2026, we own and manage over 3 million sq.ft. of prime assets across Hong Kong, Shanghai and Beijing

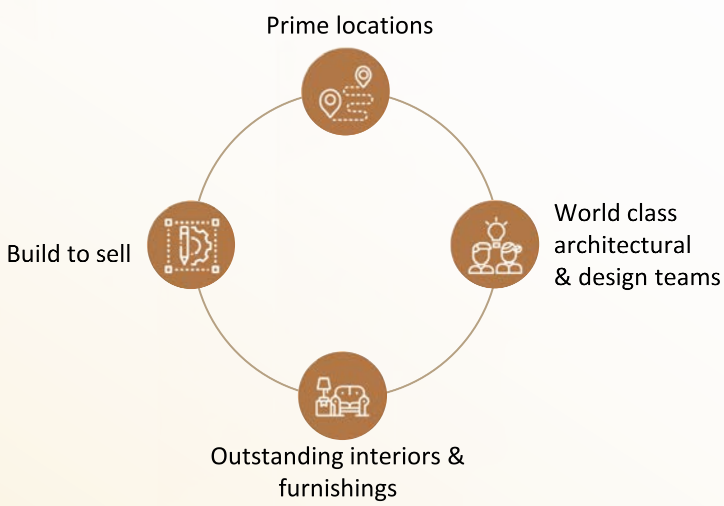
WE RUN BOTH RESIDENTIAL AND COMMERCIAL PROJECTS

RESIDENTIAL

Build and market lifestyle residential developments

Super luxury residential offerings

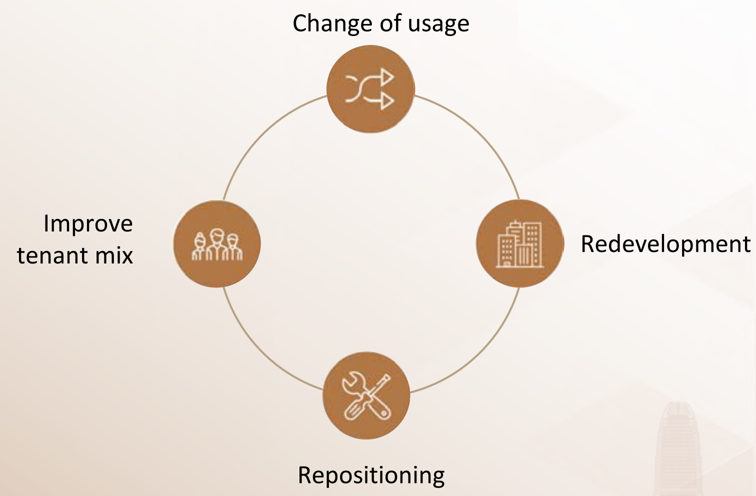
Trendsetting, design-focused mass residential offerings



COMMERCIAL

Reposition, lease and monetize assets in prime areas

Strategic repositioning for yield enhancement and eventual disposal



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PROVEN MANAGEMENT – 20 YEARS TRACK RECORD

Mr. Mico Chung

Chairman, Founder and Executive Director

- Chairman Chung was nominated as one of the “Asia’s Business Leaders” by CNBC Asia in 2014
- He has over 30 years of corporate finance and real estate experience and known for many landmark transactions

Beginnings

2004
- Mr. Chung acquired control of the Company
- NAV of HK$300mm
- Focused on repositioning and value-add of commercial properties in prime locations

2006
- Started our Shanghai office

2012
- Launched the Hampton in Happy Valley, the first official residential project

Growth in Hong Kong and expansion into China

2012 – 2020
- Further expanded Hong Kong and Mainland China land bank
- NAV exceeded HK$12bn

2013
- Awarded “Best Hong Kong Small Cap Company” by FinanceAsia (also awarded in 2014)

Maintaining resilience amid challenging market conditions

2022 – 2024
- Gradual recovery from industry downturn
- In Apr 2024, refinanced syndicated loan with a new 4-year HK$1.3bn sustainability-linked term loan
- As at 30 Sep 2024, the Group held 26 major properties across HK, Shanghai, Beijing and Macau

2025
- Announced a Strategic Funding & Partnership Transaction raising HK$2bn. Gaw Capital became strategic investor and partner

CSI PROPERTIES 資本策略

PORTFOLIO OF KEY PROPERTIES (AS AT 31 MAR 2026)

Commercial properties

		Book value[1] (HK$m)
"Central Crossing" Gage Street / Graham Street commercial development (CSI – 50%)	Central	13,152
"Harbourside HQ", No.8 Lam Chak Street (CSI – 25%)	Kowloon Bay	6,532
Nos. 350-352 Nathan Road (Redeveloped commercial podium) (CSI – 51%)	Jordan	2,965
No. 38 Wai Yip Street (CSI–30%)	Kowloon Bay	1,815
In-Point Shopping Mall, No. 169 Wujiang Road & Basement Level 1, No. 1 Lane 333 Shimen Road	Jing'an District, Shanghai	1,729
Hong Kong Health Check Tower, Nos. 241and 243 Nathan Road	Jordan	1,650
Richgate Plaza, Level 1, Level 2 and Basement Level 1, No. 1-6, Lane 222, Madang Road	Huangpu District, Shanghai	1,422
"FOCO" 48 Cochrane Street	Central	647
Remaining floors at "DL Tower", Nos. 92-96 Wellington Street (CSI - 51%)	Central	500
"LL Tower", No. 2 Shelley Street (one and B floor)	Central	38
Remaining units at 2 Floors of Broadway Center (CSI–60%)	Macau	14
Sub-total		**30,464**

Residential properties

		Book value[1] (HK$m)
"Deep Water Pavilla" MTR Wong Chuk Hang Station Package Five Property Development (CSI – 15%)	Wong Chuk Hang Station	15,518
"One Park Place" MTR Yau Tong (CSI – 20%)	Yau Tong	4,068
Remaining units at "High Peak" No. 23 Po Shan Road (CSI – 30%)	Mid Levels	1,935
Nos. 152-164 Wellington Street and Nos. 1-2 Wa On Lane Residential Redevelopment	Central	1,314
Remaining units at No. 15 Shouson Hill (CSI – 8%)	Shouson Hill	1,195
Lai Sun Yuen Long Centre Residential Redevelopment (CSI-50%)	Yuen Long	1,037
No. 24 Middle Gap Road (CSI – 40%)	Island South	915
No. 44 Stanley Village Road Residential Redevelopment (CSI – 50%)	Stanley	817
No. 92 Repulse Bay Road (CSI 50%)	Repulse Bay	712
"Knightsbridge" Nos. 90 &92 Jinbao Street (CSI – 65%), Remaining Apartments + Car parks	Dongcheng District, Beijing	561
Remaining houses at "Cadenza" No. 333 Fan Kam Road (CSI–92%)	Sheung Shui	360
Sub-total		**28,432**

Source: Company information and website
Notes: Based on 100% ownership interest
(1) Approximate gross floor area, market value, and book value, on 100 per cent. interest basis
(2) Market value was based on valuation reports conducted by independent qualified valuers subsequent to year ended 31 Mar 2026, except otherwise indicated.

CSI PROPERTIES 資本策略

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NOTABLE RESIDENTIAL ASSETS – MASS PORTFOLIO

1. **Topside** at
No. 350 & 352 Nathan Road
(CSI – 51%)

Mass residential redevelopment with total GFA 127k sq,ft. and 259 units

258 units have been sold

2. **Deep Water Pavilla** at
MTR Wong Chuk Hang project
(CSI – 15%)
Presales ongoing

Premium mass residential development with total GFA 636k sq.ft. and 825 units

791 units have been presold (as of Jun 15) with completion set for Dec 2026

3. **One Park Place** at
MTR Yau Tong project
Presales ongoing
(CSI – 20%)
Presales ongoing

Mass residential development with total GFA 325k sq.ft. and 748 units

463 units have been presold (as of Jun 15) with completion set for 2Q 2027

4. **152-154 Wellington St.**
Redevelopment commenced in Jun 2026
(CSI – 100%)

Premium residential redevelopment with total GFA 69k sq.ft. and c.127 units

Target presales as early as 2H 2028

5. **Lai Sun Yuen Long Center**
Redevelopment to commence in late 2026
(CSI – 50%)

Mass residential redevelopment with total GFA 490k sq.ft. and over 1,000 units

Target presales as early as 1H 2029

NOTABLE RESIDENTIAL ASSETS – LUXURY PORTFOLIO

Single Luxury House
at No.24 Middle Gap Road (CSI – 40%)
GFA c. 8k sq.ft.

Single Luxury House
at No.92 Repulse Bay Road (CSI – 50%)
GFA c.9k sq.ft. (In Market Soon)

Luxury Houses/ Units Redevelopment
at Stanley (CSI-50%) GFA c. 74k sq.ft.

"Cadenza" Villa collections on No.333 Fan Kam Road
- neighboring Hong Kong Golf Club (CSI – 92%)
(5 out of 6 HOUSES SOLD and SIGNED)

CSI PROPERTIES 資本策略

PRIME COMMERCIAL ASSETS IN CENTRAL

2. DL Tower

92-96 Wellington Street

c.43k sqft GFA
Comm'l Redevelopment
(CSI: 50%)
(10 floors sold strata already)

3. FOCO
46/48 Cochrane Street.
c.32k sqft GFA
Completed Comm'l Building

1. Central Crossing
c.400k+ sqft GFA
Office/ Hotel Development
(CSI: 50%)

4. 2 Shelley Street
Comm'l Bldg. with remaining one lower level F&B floor c.2k sqft GFA **(2 F&B floors strata sold recently)**

Source: Company information

CSI PROPERTIES 資本策略

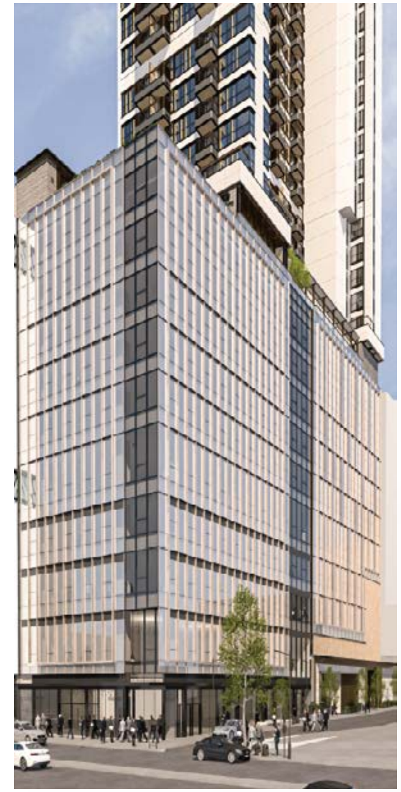
COMMERCIAL ASSETS IN KOWLOON

Harbourside HQ
Kowloon East
c.680K sqft Office
(CSI: 25%)

Prime commercial office with total GFA of 680k sq.ft. Including leading tenants like the Hong Kong Hospital Authority

Capital Tower
38 Wai Yip Street
Kowloon East
c.607K sqft Office
(CSI: 30%)

Prime commercial office with remaining unsold units totaling GFA of c.260k sq.ft.



Novotel Redevelopment
350/352 Nathan Rd, Jordan
c. 254K sqft Commercial/ Residential Mixed Redevelopment (CSI sold and delivered 250+ out of 259 residential units already)
(CSI: 51%)

Commercial podium GFA c.127k sq.ft. undergoing prelease plan

Hong Kong Health Check Tower (previously Everest Building)

241-243 Nathan Rd, Jordan
With total GFA of c. 62k sq.ft.
Commercial Bldg.

CSI PROPERTIES 資本策略

Source: Company information

RETAIL PORTFOLIO IN SHANGHAI

China —— c. 244K sq.ft. fully-renovated, re-tenanted high-street retail podiums in prime locations in Shanghai Puxi

In Point 四季汇

No. 169 Wujiang Rd. Pedestrian Walk
c.122k sq.ft. Street-front
Primely located retail mall opposite to Taikoo Hui
c. 90% occupancy

Richgate Plaza 华府天地

No. 1-6
Lane 333 Shimen Road
Xintiandi
c.122k sq.ft. Street-front
Primely located retail mall next to Xiantiandi
c. 90% occupancy

CSI PROPERTIES 資本策略

Source: Company information