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資本策略
CSI PROPERTIES LIMITED
資本策略地產有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 497)

**ANNOUNCEMENT PURSUANT TO
RULES 13.13 AND 13.16 OF THE LISTING RULES**

In accordance with the requirements under Rules 13.13 and 13.16 of the Listing Rules, the Directors announce the details of the financial assistance and guarantees given by the Group to its affiliated companies as at 23 August 2010.

1. DISCLOSURE

The following disclosure is made by the Company in compliance with the disclosure requirements under Rules 13.13 and 13.16 of the Listing Rules as a result of the change in nature of Get Wisdom from a subsidiary of the Company to a jointly-controlled entity of the Company following the conversion of five non-voting shares, representing 50% of the total issued share capital of Get Wisdom, into ordinary shares of Get Wisdom by an independent third party, details of which are contained in the Circular.

The proportional corporate guarantee provided by the Company to secure the Banking Facilities, when aggregated with the other financial assistance provided to affiliated companies of the Company, will exceed 8% under the assets ratio as defined under Rule 14.07(1) of the Listing Rules and give rise to a disclosure obligation under Rules 13.13 and 13.16 of the Listing Rules.

* For identification purpose only

Details of the financial assistance and guarantees provided by the Company to its affiliated companies are as follows:

| Entity | Attributable interest held by the Group | Amount of advance (HK\$) (Note 1) | Banking facilities utilized which are guaranteed by the Company (HK\$) | Aggregate financial assistance and guarantee provided (HK\$) | % of the consolidated total assets of the Group as at 31 March 2010 |
|---|--|--|---|---|--|
| Clemenceau Mauritius Holdings Ltd. | 25% | 7,456,888 | — | 7,456,888 | 0.1% |
| Get Wisdom (Note 2) | 50% | 487,566,911 | 447,500,000 | 935,066,911 | 12.0% |
| Expert Vision Investments Ltd. (Note 3) | 25% | 40,959,622 | 84,800,000 | 125,759,622 | 1.6% |
| Singon Holdings Ltd. | 50% | 24,352,287 | — | 24,352,287 | 0.3% |
| Trend Rainbow Ltd. | 40% | 79,202,800 | — | 79,202,800 | 1.0% |
| | | <u>639,538,508</u> | <u>532,300,000</u> | <u>1,171,838,508</u> | <u>15.0%</u> |

Notes:

- (1) The amounts are advanced as shareholder's loans via the Group's internal resources and are unsecured, interest free, and have no fixed repayment date.
- (2) The guarantee is provided to secure the Banking Facilities granted to Smart Dynasty, a wholly-owned subsidiary of Get Wisdom.
- (3) The guarantee is provided to Great Felicity Limited, a wholly-owned subsidiary of Expert Vision Investments Ltd. to secure the banking facilities granted by a licensed bank in Hong Kong.

2. GENERAL

The Company will comply with the relevant disclosure requirements according to Rules 13.20 and 13.22 of the Listing Rules for so long as circumstances giving rise to such disclosure obligation continue to exist. Save as disclosed above, the Directors confirmed that there is no other matter which is discloseable under the general disclosure obligations imposed by Rules 13.12 to 13.19 of the Listing Rules as at the date of this announcement.

3. DEFINITIONS

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| “affiliated company” | has the meaning ascribed to it in the Listing Rules |
| “Banking Facilities” | the banking facilities granted by a licensed bank in Hong Kong to Smart Dynasty |
| “Circular” | a circular issued by the Company on 4 August 2010 |
| “Company” | CSI Properties Limited, a company incorporated in Bermuda with limited liability, whose shares are listed on the Stock Exchange |
| “Conversion” | the redemption of non-voting shares by Get Wisdom and the conversion of such non-voting shares into ordinary shares in the ratio of one non-voting share to one ordinary share |
| “Directors” | directors of the Company |
| “Get Wisdom” | Get Wisdom Limited, a company incorporated in the British Virgin Islands, a subsidiary of the Company prior to the Conversion as stated in the Circular |
| “Group” | the Company and its subsidiaries |
| “HK\$” | Hong Kong dollar, the lawful currency of Hong Kong |
| “Hong Kong” | the Hong Kong Special Administrative Region of the People’s Republic of China |
| “Listing Rules” | the Rules Governing the Listing of Securities on the Stock Exchange |
| “Smart Dynasty” | Smart Dynasty Limited, a company incorporated in Hong Kong and is a wholly-owned subsidiary of Get Wisdom |
| “Stock Exchange” | The Stock Exchange of Hong Kong Limited |

By Order of the Board
CSI Properties Limited
Kan Sze Man
Company Secretary

Hong Kong, 23 August 2010

As at the date of this announcement, Mr. Chung Cho Yee, Mico (Chairman), Mr. Kan Sze Man, Mr. Chow Hou Man and Mr. Wong Chung Kwong are executive directors, Dato’ Wong Sin Just, Dr. Lam Lee G. and Mr. Cheng Yuk Wo are the independent non-executive directors of the Company.