

*Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.*



資本策略

## **CAPITAL STRATEGIC INVESTMENT LIMITED**

*(Incorporated in Bermuda with limited liability)*

(Stock Code: 497)

### **ESTIMATED SIGNIFICANT IMPROVEMENT IN PROFIT**

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules.

The board of directors of the Company (the “Board”) wishes to inform the shareholders of the Company and potential investors that the consolidated financial results of the Group for the six months ended 30 September 2009 are likely to be significantly better compared to the results of the Group for the same period in 2008.

**Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.**

This announcement is made by the Company pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (the “Listing Rules”).

The board of directors of the Company (the “Board”) wishes to inform the shareholders of the Company and potential investors that the consolidated financial results of the Company and its subsidiaries (the “Group”) for the six months ended 30 September 2009 are likely to be significantly better compared to the results of the Group for the same period in 2008.

The estimated improvement in the financial results is mainly attributable to improvement in market conditions which are more conducive to property transactions and financial gains arising from the repurchase at discount of a term loan and redemption at discount of certain convertible notes previously issued by the Company.

The Company is still in the process of finalizing the financial statements of the Group for the six months ended 30 September 2009. The information contained in this announcement is only a preliminary assessment by the management of the Company based on the draft unaudited consolidated management accounts of the Group for the six months ended 30 September 2009 and is not based on any figures or information which have been reviewed by the Company’s auditors.

With the recovery of the sentiment of the property market and gradual stabilization of the global financial market, the management is confident that the property market in Hong Kong and Shanghai should remain buoyant in the near term. The Group has recently completed the acquisition of a 11,000 square meter prime retail mall on Wujiang Road behind Nanjing West Road in Shanghai and would continue to implement its strategy of identifying and repositioning

high quality properties for value enhancement in Hong Kong and Shanghai.

**Shareholders and potential investors are therefore advised to exercise caution when dealing in the shares of the Company.**

By Order of the Board  
**Capital Strategic Investment Limited**  
Kan Sze Man  
*Executive Director*  
*Company Secretary*

Hong Kong, 21 October 2009

*As at the date of this announcement, Mr. Chung Cho Yee, Mico is the non-executive chairman, Mr. Hubert Chak, Mr. Kan Sze Man and Mr. Chow Hou Man are the executive directors, Dato' Wong Sin Just, Dr. Lam Lee G. and Mr. Cheng Yuk Wo are the independent non-executive directors.*