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HUI XIAN REIT
匯賢產業信託

Hui Xian Real Estate Investment Trust

*(a Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance
(Chapter 571 of the Laws of Hong Kong))*

(Stock Code: 87001)

Managed by Hui Xian Asset Management Limited

DRAWDOWN OF NEW HK\$1,200,000,000 BANKING FACILITY

Reference is made to the announcement issued by Hui Xian Asset Management Limited (the “**Manager**”), in its capacity as manager of Hui Xian Real Estate Investment Trust (the “**Hui Xian REIT**”), dated 10 November 2011 in relation to the new HK\$1,200,000,000 banking facility (the “**Financing Announcement**”). Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as those defined in the Financing Announcement.

On 29 December 2011, Hui Xian Investment entered into the credit agreement with, among others, the Banks as lenders, and the Trustee and Hui Xian (B.V.I.) Limited (a special purpose vehicle wholly-owned by Hui Xian REIT) as guarantors, pursuant to which the New Facility in the aggregate principal amount of HK\$1,200,000,000 was granted to Hui Xian Investment. The New Facility was drawn down in full on 3 January 2012, for the purposes of financing the general corporate needs of Hui Xian REIT group, including for applying towards the Hui Xian REIT group’s settlement of the amount owing under the promissory note issued by the Trustee at completion of the acquisition of the entire issued share capital of, and shareholder’s loans owing by, Shenyang Investment (BVI) Limited on 1 January 2012. For details of such promissory note and completion, please refer to another announcement issued by the Manager on even date, and for further details of such acquisition, please refer to another announcement issued by the Manager on 10 November 2011.

As disclosed in the Financing Announcement, one of the Banks, Bank of China (Hong Kong) Limited (“**BOCHK**”), is a connected person of Hui Xian REIT within the meaning of the REIT Code, and therefore, the transactions between Hui Xian REIT group and BOCHK as contemplated under the New Facility constitute BOC Banking and Financial Services Transactions (as defined in the Interim Report), for which a waiver was granted by the SFC.

On behalf of the Board
Hui Xian Asset Management Limited
as manager of Hui Xian Real Estate Investment Trust
Kam Hing Lam
Chairman of the Manager

Hong Kong, 3 January 2012

As at the date of this announcement, the Directors of the Manager are Mr. Kam Hing Lam (Chairman and non-executive Director); Mr. Chu Stephen Henry and Mr. Pang Shuen Wai, Nichols (executive Directors); Mr. Ip Tak Chuen, Edmond, Mr. Lim Hwee Chiang and Mr. Yin Ke (non-executive Directors); and Mr. Cheng Hoi Chuen, Vincent, Professor Lee Chack Fan and Dr. Choi Koon Shum, Jonathan (independent non-executive Directors).