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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**

### **PREPAYMENT OF LOAN AND ITS FINANCIAL IMPACT**

This announcement is made by Hui Xian Asset Management Limited 滙賢房託管理有限公司 (the “**Manager**”) (in its capacity as manager of Hui Xian Real Estate Investment Trust (“**Hui Xian REIT**”)) pursuant to 10.3 of the Code on Real Estate Investment Trusts, Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

On 18 July 2023, Hui Xian Investment Limited (being a limited company incorporated in Hong Kong and indirectly wholly-owned by Hui Xian REIT) made a prepayment of bank loan in the amount of HK\$1.5 billion from an outstanding facility. As the functional currency and reporting currency for the consolidated financial statements of Hui Xian REIT are Renminbi (RMB) and due to depreciation of RMB against Hong Kong dollar since the initial drawdown of the loan, an exchange loss of approximately RMB192.6 million is realised in the consolidated accounts of Hui Xian REIT in respect of such prepayment. Such exchange loss will be taken into account as a deduction in the calculation of the amount available for distribution to the unitholders of Hui Xian REIT (the “**Unitholders**”) for the year ending 31 December 2023 (the “**2023 Distributable Amount**”). The extent of the impact of such exchange loss on the 2023 Distributable Amount would depend on, among other things, the overall financial performance of Hui Xian REIT for the year ending 31 December 2023 and therefore could not be ascertained until after the end of the year. Solely for the purpose of illustration, such exchange loss is equivalent to approximately 33.5% of the amount available for distribution to the Unitholders for the year ended 31 December 2022.

After taking into account the current funding requirements of Hui Xian REIT and the significant increase in the Hong Kong interbank offered rate (to which the interest rate for the loan is linked) over the year, the board of directors of the Manager considers that it is in the interests of Hui Xian REIT to make such prepayment to reduce the interest expenses notwithstanding the realisation of exchange loss as a result.

**Unitholders and potential investors should exercise caution when dealing in the securities of Hui Xian REIT.**

By order of the Board  
**Hui Xian Asset Management Limited**  
滙賢房託管理有限公司  
**(as Manager of Hui Xian Real Estate Investment Trust)**  
**CHEUNG Ling Fung Tom**  
*Chief Executive Officer and Executive Director of the Manager*

Hong Kong, 18 July 2023

*As at the date of this announcement, the Directors of the Manager are Mr. KAM Hing Lam (Chairman and non-executive Director); Mr. CHEUNG Ling Fung, Tom, Mr. LEE Chi Kin, Casey and Ms. LAI Wai Yin, Agnes (executive Directors); Mr. IP Tak Chuen, Edmond and Mr. LIM Hwee Chiang (non-executive Directors); and Professor LEE Chack Fan, Dr. CHOI Koon Shum, Jonathan, Mr. YIN Ke and Mr. WU Ting Yuk, Anthony (independent non-executive Directors).*