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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

INSIDE INFORMATION ANNOUNCEMENT

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).

Based on a preliminary review of the unaudited consolidated management accounts of Hui Xian REIT for the year ended 31 December 2023 (the “**Management Accounts**”) and other information currently available to the board of directors of the Manager (the “**Board**”), Hui Xian REIT expects to report a material reduction in the amount available for distribution compared to that for the year ended 31 December 2022. This was mainly attributable to the impact of certain treasury items, including higher interest expenses caused by higher interest rates for borrowings and a realized exchange loss as disclosed in Hui Xian REIT’s 2023 Interim Report. The above treasury items had a larger impact on the second half of 2023. Hui Xian REIT expects to record an amount available for distribution of RMB227 million for the year ended 31 December 2023, as compared to an amount available for distribution of RMB575 million for the year ended 31 December 2022. The operation of the assets of Hui Xian REIT generated more net property income in 2023 than in 2022, despite the challenging conditions faced by China’s property sector. However, the increase in net property income was more than offset by the treasury items mentioned above.

The Manager is still in the process of finalising the financial results of Hui Xian REIT for the year ended 31 December 2023. The information contained in this announcement is only based on a preliminary review of the Management Accounts and other information currently available to the Board, which has not been audited or reviewed by Hui Xian REIT’s independent auditor or reviewed by the audit committee of the Board and may be subject to change. The unitholders of Hui Xian REIT (the “**Unitholders**”) and potential investors are advised to refer to the annual results announcement of Hui Xian REIT which is expected to be published on 8 March 2024.

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, 1 March 2024

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).