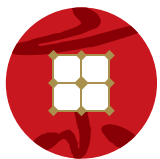


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HUI XIAN REIT
匯賢產業信託

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
匯賢房託管理有限公司

CONNECTED PARTY TRANSACTIONS

REIMBURSEMENT OF UTILITIES CHARGES IN RELATION TO THE CHONGQING PROPERTY AND THE CHONGQING HOTEL

Reference is made to (i) the circular dated 10 November 2014 issued by Hui Xian Asset Management Limited 匯賢房託管理有限公司 (as manager of Hui Xian REIT) (the “**Manager**”) to the Unitholders in relation to, among other things, the acquisition of the Chongqing Property (the “**Circular**”); and (ii) the announcement by Hui Xian REIT dated 2 March 2015 in relation to completion of the acquisition of the Chongqing Property. Capitalised terms used in this announcement shall have the same meanings as those defined in the Circular unless otherwise stated in this announcement.

Reimbursement of Utilities Charges in relation to the Chongqing Hotel

On 10 November 2014, the Sale and Purchase Agreement was entered into with respect to the acquisition by Hui Xian REIT of the Chongqing Property through the acquisition of the Target Company, which acquisition was completed on 2 March 2015.

As mentioned in the Circular, the Chongqing Hotel, which is located directly adjacent to the Chongqing Property, was previously owned by the Target Company. Prior to the date of the Sale and Purchase Agreement, the Target Company had disposed of all its interests in the Chongqing Hotel. The Chongqing Hotel is currently owned by 重慶海逸酒店有限公司 (Chongqing Harbour Plaza Limited*) (the “**Hotel Owner**”), a joint-venture company indirectly owned as to 50% by each of CK Hutchison Holdings Limited (the holding company of Cheung Kong and the shares of which are listed on the Stock Exchange) and HWL.

In respect of the public utilities (including electricity, water, fuel gas and sewage treatment) (collectively, the “**Public Utilities**”), the Chongqing Property and the Chongqing Hotel are all along regarded by the providers of such Public Utilities (the “**Utilities Providers**”) as one single property and the Utilities Providers charge the Chongqing Company (a wholly owned subsidiary of the Target Company which owns the Chongqing Property) on the Public Utilities used by both the Chongqing Property and the Chongqing Hotel. Notwithstanding the disposal by Target Company of all its interests in the Chongqing Hotel, the Chongqing Company continues to make payments to the Utilities Providers in respect of the Public Utilities used by both the Chongqing Property and the Chongqing Hotel and thereafter, the Hotel Owner will reimburse the Chongqing Company for the charges on Public Utilities used by the Chongqing Hotel (the “**Hotel Utilities Charges**”) at cost in accordance with the usage of the relevant utility by the Chongqing Company and the Chongqing Hotel. The Hotel Owner will make the aforesaid reimbursement within 30 days after the day on which the Chongqing Company requests the relevant payment from the Hotel Owner (the “**Reimbursement Arrangement**”). The amount of Hotel Utilities Charges (a) for the year ended 31 December 2014 was approximately RMB7.1 million and (b) for each month during the year ended 31 December 2014 was less than RMB0.7 million.

The Manager understands that the relevant Utilities Provider has approved the application for the splitting of bills for electricity charges between the Chongqing Property and the Chongqing Hotel. The Hotel Owner will engage a contractor to carry out the engineering/installation works necessary to implement the splitting of billings and the Manager understands that the contractor would take around 3 weeks after its engagement to complete such engineering/installation works.

In respect of the water charges and the sewage treatment charges, after consultation with the relevant Utilities Provider, the Manager considers that it is not feasible to make arrangements for the splitting of bills between the Chongqing Property and the Chongqing Hotel. Accordingly, the Reimbursement Arrangement with respect to water and sewage treatment is expected to continue. Nonetheless, the Manager and the Chongqing Company will continue to explore the feasibility of splitting the bills with respect to the water charges and sewage treatment charges and will make arrangements for the implementation of the same where it is practicable in the circumstances. The amount of the charges on water and sewage treatment used by the Chongqing Hotel for the year ended 31 December 2014 was approximately RMB570,000.

The Chongqing Company had made an application with the relevant Utilities Provider for the splitting of bills between the Chongqing Property and the Chongqing Hotel with respect to fuel gas charges. The Manager and the Chongqing Company will continue to discuss with the relevant Utilities Provider and the Hotel Owner on the feasibility of splitting the fuel gas bills and will make arrangements for the implementation of the same where it is practicable in the circumstances.

Implication of the Reimbursement Arrangement under the REIT Code

As the Hotel Owner is an “associated company” of Hui Xian Cayman which is a “significant holder” of Units (each within the meaning ascribed to it under the REIT Code), the Reimbursement Arrangement constitutes connected party transactions of Hui Xian REIT under the REIT Code.

Based on the historical figures and assuming that there will be no significant change in the circumstances such as temperature and unit price of the Public Utilities in the year ending 31 December 2015, it is expected that the transaction amount payable by Hotel Owner to Chongqing Company under the Reimbursement Arrangement for the period from 2 March 2015 to 31 December 2015 would not exceed RMB7 million. As such amount is less than 5% of the net asset value of Hui Xian REIT as at 31 December 2014 adjusted to take into account the acquisition of the Chongqing Property, Independent Unitholders' prior approval for the Reimbursement Arrangement is not required.

A brief summary of the Reimbursement Arrangement will be included in Hui Xian REIT's next published semi-annual report in accordance with 8.14 of the REIT Code and also in subsequent annual reports of Hui Xian REIT in accordance with 8.15 of the REIT Code. The Manager will monitor the transaction amount under the Reimbursement Arrangement on a continual basis and where required, the Manager will comply with the relevant requirements under the REIT Code in relation to the Reimbursement Arrangement. An announcement will be published in compliance with 8.14 of the REIT Code if the aggregate transaction amount of the Reimbursement Arrangement in respect of a particular financial year exceeds HK\$1 million.

* *for identification purposes only*

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
KAM Hing Lam
Chairman of the Manager

Hong Kong, 23 April 2015

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 and Mr. LEE Chi Kin, Casey (executive Directors); Mr. IP Tak Chuen, Edmond, Mr. LIM Hwee Chiang and Mr. YIN Ke (with Mr. PANG Shuen Wai, Nichols being his alternate director)(non-executive Directors); and Mr. CHENG Hoi Chuen, Vincent, Professor LEE Chack Fan and Dr. CHOI Koon Shum, Jonathan (independent non-executive Directors).