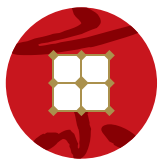


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**HUI XIAN** REIT  
匯賢產業信託

## **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**

### **FINAL PAYMENTS IN RESPECT OF THE CONNECTED PARTY TRANSACTION RELATING TO THE ACQUISITION OF THE CHONGQING PROPERTY**

The Certifying Accountants had on 30 July 2015 provided to the Vendors and the Purchaser, inter alia, (i) a certified statement of the Certified Sum and (ii) a certified statement of the Final Distribution and the Final Net Distribution. According to such statements, the Certified Sum is HK\$4,666,501,956 and the Final Net Distribution is RMB71,550,119.

As the Certified Sum is lower than the Initial Share Consideration by HK\$9,997,897.18, pursuant to the Sale and Purchase Agreement, each of the Vendors will refund an amount equal to 50% of such shortfall amount (that is, HK\$4,998,948.59) to the Purchaser within 10 Business Days after 30 July 2015. Further, pursuant to the Sale and Purchase Agreement, the Purchaser will pay to each of the Vendors an amount equal to 50% of the HK\$ Equivalent, as at the Completion Date, of the Final Net Distribution (that is, HK\$45,098,781.61) on or before 30 September 2015. The total consideration payable in respect of the Acquisition does not exceed the Overall RMB Cap of RMB4,100 million.

This announcement is made pursuant to 10.3 of the REIT Code.

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 Real Estate Investment Trust (“**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.

The Acquisition was completed on 2 March 2015 (the “**Completion Date**”) and on Completion, the Purchaser paid to the Vendors the aggregate amount of HK\$4,910,325,735.58, being the HK\$ Equivalent of the Pro Forma Adjusted Asset Value, of which HK\$233,825,882.40 was the Total Loan Consideration and the balance of HK\$4,676,499,853.18 was the Initial Share Consideration.

As disclosed in the Circular, the total Consideration payable in respect of the Acquisition will be equal to the aggregate of (i) the Adjusted Asset Value of the Target Group as at Completion and (ii) the Final Net Distribution, based on the audited Completion Balance Sheet and the audited income statement of the Chongqing Company for the period from 1 January 2014 to the Completion Date respectively and subject to a maximum cap amount of RMB4,100 million (the HK\$ Equivalent as at the Completion Date of which is approximately HK\$5,168.5 million).

PricewaterhouseCoopers, being the Certifying Accountants, have completed the audit of the Completion Balance Sheet and the income statement of the Chongqing Company for the period from 1 January 2014 to the Completion Date prepared by the Vendors and had on 30 July 2015 provided to the Vendors and the Purchaser, inter alia, (i) a certified statement of the Certified Sum, being the amount equal to the HK\$ Equivalent, as at the Completion Date, of the Adjusted Asset Value less the Total Loan Consideration, and (ii) a certified statement of the Final Distribution and the Final Net Distribution (being the Final Distribution after deducting therefrom the amount of withholding tax payable on the Final Distribution upon the distribution of the Final Distribution by the Chongqing Company according to the relevant PRC laws and regulations and any applicable tax treaties). According to such statements, the Certified Sum is HK\$4,666,501,956 and the Final Net Distribution is RMB71,550,119.

As the Certified Sum is lower than the Initial Share Consideration by HK\$9,997,897.18, pursuant to the Sale and Purchase Agreement, each of the Vendors will refund an amount equal to 50% of such shortfall amount (that is, HK\$4,998,948.59) to the Purchaser within 10 Business Days after 30 July 2015. Further, pursuant to the Sale and Purchase Agreement, the Purchaser will pay to each of the Vendors an amount equal to 50% of the HK\$ Equivalent, as at the Completion Date, of the Final Net Distribution (that is, HK\$45,098,781.61) on or before 30 September 2015. The total consideration payable in respect of the Acquisition does not exceed the Overall RMB Cap of RMB4,100 million.

**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, 30 July 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).*