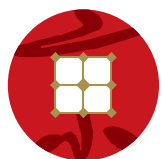


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HUI XIAN REIT
匯賢產業信託

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

COMPLETION OF CONNECTED PARTY TRANSACTION RELATING TO THE PROPOSED ACQUISITION OF THE CHONGQING HOTEL

The Board is pleased to announce that the Chongqing Acquisition has been completed on 28 February 2017.

Pursuant to the Chongqing SPA, at Chongqing Completion on 28 February 2017, the Chongqing Purchaser paid to the Chongqing Vendor an aggregate of HK\$289,188,397.36 (approximately RMB256,322,136), of which (i) HK\$5,000,000 (approximately RMB4,431,750) is the Chongqing Share Consideration and (ii) HK\$284,188,397.36 (approximately RMB251,890,386) is the Initial Chongqing Loan Consideration, being the HK\$ Equivalent of the Pro Forma Chongqing Adjusted Asset Value less the Chongqing Share Consideration.

Pursuant to the Chongqing SPA, simultaneous with Chongqing Completion, Chongqing HP and Harbour Plaza Management had on 28 February 2017 entered into the Transitional Chongqing Hotel Management Agreement to engage Harbour Plaza Management as the hotel manager of the Chongqing Hotel for a term of one year commencing from 28 February 2017. In connection with the Transitional Chongqing Hotel Management Agreement, Chongqing HP and Harbour Plaza Enterprises had simultaneously on 28 February 2017 entered into the License Contract for a non-exclusive license to use the Plaza Marks. As each of Harbour Plaza Management and Harbour Plaza Enterprises is a connected person of Hui Xian REIT under the REIT Code, the Transitional Chongqing Hotel Management Agreement, the License Contract and the transactions contemplated thereunder constitute connected party transactions of Hui Xian REIT. As the fees payable by the Hui Xian REIT Group under the Transitional Chongqing Hotel Management Agreement and the License Contract, when aggregated with the maximum amount payable by the Hui Xian REIT Group with respect to the Acquisitions, are less than 5% of the latest audited NAV of Hui Xian REIT as disclosed in the annual report of Hui Xian REIT for the financial year ended 31 December 2015, in accordance with 8.9 of the REIT Code, no Unitholders' approval is required.

Reference is made to the announcement issued by Hui Xian Asset Management Limited in its capacity as the manager of Hui Xian REIT dated 9 January 2017 in relation to, among other things, the acquisition of the entire interest in the Chongqing Hotel through the acquisition of the Chongqing Target Company (the “**Acquisitions Announcement**”). Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as those defined in the Acquisitions Announcement.

Completion of the Chongqing Acquisition

The Board is pleased to announce that all of the Chongqing Conditions Precedent have been fulfilled and the Chongqing Acquisition has been completed on 28 February 2017. Pursuant to the Chongqing SPA, at Chongqing Completion on 28 February 2017, the Chongqing Purchaser paid to the Chongqing Vendor an aggregate of HK\$289,188,397.36 (approximately RMB256,322,136), of which (i) HK\$5,000,000 (approximately RMB4,431,750) is the Chongqing Share Consideration, and (ii) HK\$284,188,397.36 (approximately RMB251,890,386) is the Initial Chongqing Loan Consideration, being the HK\$ Equivalent of the Pro Forma Chongqing Adjusted Asset Value less the Chongqing Share Consideration.

According to the Chongqing SPA and as mentioned in the Acquisitions Announcement, the Chongqing Consideration (being the aggregate of (i) the Chongqing Share Consideration, which is fixed at HK\$5,000,000 (approximately RMB4,431,750) and (ii) the Chongqing Loan Consideration) is equal to the Chongqing Adjusted Asset Value, subject to the Chongqing Overall RMB Cap of RMB300 million.

Within 150 days after the Chongqing Completion, the Chongqing Vendor will prepare the Chongqing Completion Balance Sheet, which will be audited by the Chongqing Certifying Accountants. The Chongqing Certifying Accountants will provide a certified statement of the Chongqing Certified Sum (being the amount equal to the HK\$ Equivalent on the date of Chongqing Completion of the Chongqing Adjusted Asset Value as at the date of the Chongqing Completion less the Chongqing Share Consideration). The difference between the Chongqing Certified Sum and the Initial Chongqing Loan Consideration will be paid by the Chongqing Purchaser to the Chongqing Vendor, or refunded by the Chongqing Vendor to the Chongqing Purchaser (as the case may be) as an adjustment between the Chongqing Vendor and the Chongqing Purchaser, provided that the Chongqing Consideration is subject to the Chongqing Overall RMB Cap of RMB300 million.

Further announcement will be made on the amount of the Chongqing Certified Sum after such amount has been finalised.

Transitional Chongqing Hotel Management Agreement and License Contract

As mentioned in the paragraph headed “*1.1.10 Termination of existing Chongqing hotel management agreement and proposed entering into of the Transitional Chongqing Hotel Management Agreement*” in the Acquisitions Announcement, it is intended that the existing hotel management agreement between Chongqing HP and Harbour Plaza Management be terminated with effect from Chongqing Completion, and the Transitional Chongqing Hotel Management Agreement be entered into on or before Chongqing Completion. Pursuant to the Chongqing SPA, simultaneous

with Chongqing Completion, on 28 February 2017, (i) the existing hotel management agreement between Chongqing HP and Harbour Plaza Management was terminated and (ii) Chongqing HP and Harbour Plaza Management entered into the Transitional Chongqing Hotel Management Agreement to engage Harbour Plaza Management as the hotel manager of the Chongqing Hotel for a term of one year commencing from 28 February 2017. In connection with the Transitional Chongqing Hotel Management Agreement, Chongqing HP and Harbour Plaza Hotel Enterprises Limited, being an indirect wholly-owned subsidiary of CKP (**“Harbour Plaza Enterprises”**), had simultaneously on 28 February 2017 entered into a license contract (the **“License Contract”**) pursuant to which Harbour Plaza Enterprises granted to Chongqing HP a non-exclusive license to use, in connection with the operation of the Chongqing Hotel, the trademarks and various other service marks used in connection with the chain of hotels bearing the name “Harbour Plaza” (the **“Plaza Marks”**) for the term commencing from 28 February 2017 until the termination or expiration of the Transitional Chongqing Hotel Management Agreement.

As each of Harbour Plaza Management and Harbour Plaza Enterprises is a subsidiary of CKP and therefore a connected person of Hui Xian REIT under the REIT Code by virtue of it being an associate of Hui Xian Cayman which is a significant holder of Hui Xian REIT, the Transitional Chongqing Hotel Management Agreement, the License Contract and the transactions contemplated thereunder constitute connected party transactions of Hui Xian REIT. As the fees payable by the Hui Xian REIT Group under the Transitional Chongqing Hotel Management Agreement and the License Contract when aggregated with the maximum amount payable by the Hui Xian REIT Group with respect to the Acquisitions are less than 5% of the latest audited NAV of Hui Xian REIT as disclosed in the annual report of Hui Xian REIT for the financial year ended 31 December 2015, in accordance with 8.9 of the REIT Code, no Unitholders’ approval is required. A brief summary of the Transitional Chongqing Hotel Management Agreement, the License Contract and the transactions contemplated thereunder will be included in the semi-annual and annual reports of Hui Xian REIT in the relevant financial year pursuant to 8.14 of the REIT Code.

Waiver in respect of direct employment arrangements of Chongqing HP and the Chongqing Target Company after Chongqing Completion

In connection with the Chongqing Acquisition, the Manager has applied to the SFC for a waiver from strict compliance with the requirements under 7.5(c) of the REIT Code, so as to allow (i) Chongqing HP to directly employ the hotel related employees (including the Chongqing Remaining Employees, if any) and not more than 5 non-hotel related employees after Chongqing Completion, and (ii) the Chongqing Target Company to directly employ not more than 5 employees after Chongqing Completion. Details relating to the waiver application were set out in the paragraph headed *“7.2 Waiver in respect of direct employment arrangements of Chongqing HP and the Chongqing Target Company after Chongqing Completion”* of the Acquisitions Announcement.

Based on the waiver application and the information contained in the Acquisitions Announcement, the SFC has granted a waiver from strict compliance with certain requirements under 7.5(c) of the REIT Code so as to allow Chongqing HP and the Chongqing Target Company to directly employ a limited number of employees to engage in the activities set out in the waiver application and the Acquisitions Announcement, subject to the Chongqing Completion and the condition that there shall not be any material change in the circumstances as set out or represented to the SFC in the waiver application and the Acquisitions Announcement based on which the waiver is sought and granted.

Submission in relation to the number of layers of Special Purpose Vehicles with respect to the Chongqing Hotel

The Manager has made a submission to the SFC in respect of the Note to 7.5(d) of the REIT Code for the use of three layers of SPVs by Hui Xian REIT to hold its investment in the Chongqing Hotel upon Chongqing Completion. Based on the waiver application and the information contained in the Acquisitions Announcement, the SFC has allowed the use of three layers of SPVs by Hui Xian REIT pursuant to the Note to 7.5(d) of the REIT Code, subject to the Chongqing Completion and the condition that there will be no change to the maximum number of layers of SPVs used by Hui Xian REIT without further approval of the SFC. Further details relating to the submission were set out in the paragraph headed “7.4 *Submission in relation to the number of layers of Special Purpose Vehicles*” of the Acquisitions Announcement.

General

This announcement is made pursuant to paragraph 10.4(d) of the REIT Code.

On behalf 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, 28 February 2017

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 (non-executive Directors); and Mr. CHENG Hoi Chuen, Vincent, Professor LEE Chack Fan and Dr. CHOI Koon Shum, Jonathan (independent non-executive Directors).

In this announcement, HK\$ has been converted to RMB at the rate of HK\$1.00=RMB0.88635 for illustration purpose only. No representation is made that any amounts in HK\$ or RMB have been, could have been or could be converted at the above rate or at any other rates or at all.