



HUI XIAN REIT
匯賢產業信託

Press Release

Hui Xian REIT Completes Early Loan Retirement

Proactively seeking additional properties to expand portfolio

(5 July, 2011 – Hong Kong) – Hui Xian Real Estate Investment Trust (“Hui Xian REIT”) today announced that it recently completed the early retirement of its loan on 1 July, 2011, leaving it completely debt free.

In 2008, Hui Xian REIT’s Beijing Oriental Plaza Co., Ltd. (“BOP”) entered into a five year loan agreement with Bank of China Limited. As at 30 June, 2011, the outstanding principal amount was RMB 200 million and the original maturity date was January 2014.

The early retirement of this loan will not only save interest expenses and financial costs, but also signifies that Hui Xian REIT is now free from debt and mortgage.

According to Hong Kong’s current REIT code, Hui Xian REIT is allowed to borrow up to 45% of its gross asset value.

Mr H L Kam, Chairman of Hui Xian Asset Management Limited, said: “As the management company of Hui Xian REIT, we are committed to offering stable and attractive total returns for our investors.”

Mr Kam continued: “We are proactively seeking additional properties that meet our investment criteria to expand our portfolio through acquisitions. This will, in turn, further enhance Hui Xian REIT’s overall returns.”

“Following the early loan retirement, Hui Xian REIT is now debt free. The maximum amount we can borrow is 45% of our total gross asset value. We believe that the greater financial flexibility and borrowing power will further strengthen our acquisition and expansion capabilities,” concluded Mr Kam.

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About Hui Xian REIT (Stock Code: 87001)

Hui Xian REIT, the world's first RMB-denominated REIT, has been listed on the Stock Exchange of Hong Kong since 29 April, 2011. It aims to offer stable and attractive total returns by managing its portfolio and maintaining a high level of investment discipline and financial flexibility.

Hui Xian REIT's asset is its investment in Hui Xian BVI, which in turn holds Hui Xian Investment Limited, the foreign joint venture partner of BOP, which is a sino-foreign cooperative joint venture established in the PRC. BOP holds the land use right and building ownership rights of Beijing Oriental Plaza.

About Beijing Oriental Plaza

Oriental Plaza offers a total gross floor area of approximately 800,000 square meters. The development comprises the following four components:

- **The Malls** – With a gross floor area of approximately 130,000 square meters, The Malls is popular amongst locals and tourists alike, as well as a preferred choice for major retailers to establish a presence in Beijing.
- **The Tower Offices** – The Tower Offices is the largest Grade A office development in Beijing spanning a total gross floor area of over 300,000 square meters. Comprising eight office buildings, The Tower Offices has a strong and diversified tenant base.
- **The Tower Apartments** – Comprising two towers of 613 units, The Tower Apartments is the largest serviced apartment development in Beijing, offering its residents the utmost convenience of city living in a tranquil environment.
- **Grand Hyatt Beijing** – The 825-room Grand Hyatt Beijing is one of the leading five-star hotels in Beijing. It has received over 100 major international and national awards since opening.

About the Manager

The Manager of Hui Xian REIT is Hui Xian Asset Management Limited, a joint venture between the three groups of CITIC Securities International Company Limited, Cheung Kong (Holdings) Limited and ARA Asset Management Limited, with shareholdings of 40%, 30% and 30% respectively.