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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 six months ended 30 June 2025 (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 reduction in the amount available for distribution compared to that for the six months ended 30 June 2024. This was mainly attributable to the year-on-year decrease in net property income due to weaker leasing activities in Mainland China. Hui Xian REIT expects to record an estimated amount available for distribution of approximately RMB10 million for the six months ended 30 June 2025. As compared to an amount available for distribution of RMB19 million for the same period in 2024, it represents a decrease of approximately 47% or RMB9 million.

The Manager is still in the process of finalising the financial results of Hui Xian REIT for the six months ended 30 June 2025. 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 interim results announcement of Hui Xian REIT which is expected to be published on 8 August 2025.

**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 August 2025

*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).*