



HUI XIAN REIT
匯賢產業信託

Hui Xian Real Estate Investment Trust
匯賢產業信託

(a Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))
(根據香港法例第571章證券及期貨條例第104條獲認可之香港集體投資計劃)

(Stock Code 股份代號: 87001)

Managed by Hui Xian Asset Management Limited 由匯賢房託管理有限公司管理

NOTIFICATION LETTER 通知信函

18 November 2025

Dear Non-registered Unitholder(s),

Hui Xian Real Estate Investment Trust ("Hui Xian REIT")

–Notice of Publication of Circular dated 18 November 2025 and Notice of EGM (the "Current Corporate Communications")

The Current Corporate Communications of Hui Xian REIT have been published in English and Chinese languages and are available on the website of HKExnews at www.hkexnews.hk and Hui Xian REIT's website at www.huixianreit.com. If you have any difficulty in receiving or gaining access to the Current Corporate Communications published online, please send your request (specifying your name, address and request) by email at huixianreit.com@computershare.com.hk or by notice in writing by post to Hui Xian REIT's Unit Registrar (the "Unit Registrar"), Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong. Hui Xian REIT will send the Current Corporate Communications to you in printed form free of charge as soon as practicable upon receipt of your request.

Arrangement of Electronic Dissemination of Corporate Communications

Pursuant to Rule 2.07A of the Rules Governing The Listing of Securities on The Stock Exchange of Hong Kong Limited under the expansion of paperless listing regime and electronic dissemination of corporate communications, Hui Xian REIT has adopted electronic dissemination of and has made available corporate communications (the "Corporate Communications", which mean any documents issued or to be issued by Hui Xian REIT for the information or action of holders of any of its securities, including but not limited to annual report, interim report, notice of meeting, listing document, circular and proxy form) on the website of Hui Xian REIT at www.huixianreit.com and the HKExnews website at www.hkexnews.hk.

Solicitation of electronic contact details

In support of electronic dissemination of Corporate Communications by email, Hui Xian REIT recommends you to liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your units of Hui Xian REIT are held (collectively, the "Intermediaries") and provide your email address to your Intermediaries. If you provide information to the Intermediary by filling in form(s) by hand, please ensure that the handwriting is legible to minimize the chance of unsuccessful electronic communication.

If the Unit Registrar does not receive your functional email address via the Intermediaries, until such time that the functional email address is provided to the Intermediaries, you will have to access future Corporate Communications on the website of Hui Xian REIT or HKExnews. A printed notification letter regarding the publication of the Corporate Communications on Hui Xian REIT's website will be sent to you by post at your address as provided by the Intermediaries.

If you wish to receive future Corporate Communications in printed form, please complete, sign and return the Reply Form on the reverse side of this letter to the Unit Registrar, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong or send an email to huixianreit.com@computershare.com.hk specifying your name, address and the request for receiving the Corporate Communications in printed form.

Should you have any queries relating to this letter, please contact the Unit Registrar at (852)2862 8688 during business hours from 9:00 a.m. to 6:00 p.m. (Hong Kong time), Mondays to Fridays, excluding Hong Kong public holidays.

Yours faithfully,

For and on behalf of

Hui Xian Asset Management Limited

(as Manager of Hui Xian Real Estate Investment Trust)

CHEUNG Ling Fung, Tom

Chief Executive Officer and Executive Director of the Manager

各位基金單位非登記持有人：

匯賢產業信託

–日期為 2025 年 11 月 18 日及附上特別大會通告之通函 (「本次公司通訊」) 之發佈通知

匯賢產業信託的本次公司通訊文件備有中、英文版本，並已上載於披露易網站 www.hkexnews.hk 及匯賢產業信託網站 www.huixianreit.com。閣下若對於收取或接收於網上發布的本次公司通訊文件有任何困難，閣下可將要求（註明閣下的姓名、地址及要求）以電郵方式發送到匯賢產業信託之電郵地址 huixianreit.com@computershare.com.hk 或以書面方式郵寄致匯賢產業信託的基金單位過戶登記處（「基金單位過戶登記處」）香港中央證券登記有限公司，地址為香港灣仔皇后大道東 183 號合和中心 17M 樓。匯賢產業信託將於接到閣下通知後，盡快在可行的情況下向閣下免費發送有關本次公司通訊文件的印刷本。

以電子方式發布公司通訊之安排

根據香港聯合交易所有限公司證券上市規則第 2.07A 條有關擴大無紙化制度及以電子方式發布公司通訊規定，匯賢產業信託已採用以電子方式發布並在匯賢產業信託網站 www.huixianreit.com 和披露易網站 www.hkexnews.hk 上提供公司通訊（「公司通訊」，該公司通訊是指匯賢產業信託發出或將於發出以供其任何證券的持有人參照或採取行動的任何文件，包括但不限於年報、中期報告、會議通知、上市文件、通函及代表委任表格）。

徵集電子聯絡資料

為了支持透過電子郵件進行電子發布公司通訊，匯賢產業信託建議閣下聯絡代閣下持有匯賢產業信託之基金單位的銀行、經紀、託管商、代理人或香港中央結算（代理人）有限公司（統稱「中介公司」），並向閣下的中介公司提供閣下的電子郵件地址。若閣下以親筆填表方式向中介公司提供資料，請確保注意字體端正清晰，以盡量減少無法完成電子通訊的情況。

如果匯賢產業信託的基金單位過戶登記處沒有從中介公司收到閣下的有效電子郵件地址，直至閣下向中介公司提供閣下有效的電子郵件地址前，閣下將在匯賢產業信託網站或披露易網站取存未來公司通訊。有關已在匯賢產業信託網站登載公司通訊的通知函件印刷本，將通過郵寄方式發送至由中介公司提供的閣下之地址。

若閣下有意收取未來公司通訊之印刷版，請填妥及簽署本函背面之回條並交回基金單位過戶登記處，香港中央證券登記有限公司，地址為香港灣仔皇后大道東 183 號合和中心 17M 樓或發送電子郵件至 huixianreit.com@computershare.com.hk，並註明閣下的姓名、地址以及收取公司通訊印刷版的要求。

如閣下對本函有任何疑問，請於辦公時間星期一至五（香港公眾假期除外）上午 9 時正至下午 6 時正（香港時間）期間致電基金單位過戶登記處(852)2862 8688 查詢。

代表
匯賢房託管理有限公司
(作為匯賢產業信託之管理人)
管理人行政總裁及執行董事
蔣領峰
謹啓

2025 年 11 月 18 日



REPLY FORM 回條

To: Computershare Hong Kong Investor Services Limited
(The "Unit Registrar")
17M Floor, Hopewell Centre
183 Queen's Road East, Wanchai, Hong Kong

致: 香港中央證券登記有限公司
(「基金單位過戶登記處」)
香港灣仔皇后大道東 183 號
合和中心 17M 樓

REMINDER 提示

As a non-registered unitholder, if you wish to receive Corporate Communications* of Hui Xian Real Estate Investment Trust by electronic dissemination, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your units are held (collectively, the "Intermediaries") and provide your email address to your Intermediaries^(Note 1).

作為非登記基金單位持有人，如有意透過電子發布收取匯賢產業信託的公司通訊*，閣下應聯絡代 閣下持有基金單位的銀行、經紀、託管商、代理人或香港中央結算（代理人）有限公司（統稱「中介公司」），並向 閣下的中介公司提供 閣下的電子郵件地址^(附註 1)。

Request for Corporate Communications* in printed form^(Note 2) / 要求收取公司通訊* 印刷版^(附註 2)

Name of the listed issuer (the "Issuer"): Hui Xian Real Estate Investment Trust
上市發行人（「發行人」）名稱: 匯賢產業信託

I/we would like to receive future Corporate Communications* in printed form (Please mark "✓" in one of the below boxes if applicable).
本人／我們欲收取未來公司通訊*的印刷版（如適用，請在以下其中一個方格內劃上「✓」號）。

☐ a printed English version 英文印刷本 ☐ a printed Chinese version 中文印刷本 ☐ a printed English and Chinese versions 英文及中文印刷本

Name(s) of non-registered unitholder(s)^(Note 3):
非登記基金單位持有人姓名^(附註 3):

(Please use ENGLISH BLOCK LETTERS 請用英文正楷填寫)

Signature(s):
簽名:

Contact number:
聯絡電話號碼:

Date:
日期:

Notes:

附註:

- This letter is addressed to non-registered unitholder(s) ("non-registered unitholder" means such person or company whose units are held in The Central Clearing and Settlement System (CCASS) and who has notified the Issuer from time to time through Hong Kong Securities Clearing Company Limited that such person or company wishes to receive Corporate Communications*).
此函件乃向非登記基金單位持有人（「非登記基金單位持有人」指基金單位存放於中央結算及交收系統的人士或公司，已透過香港中央結算有限公司不時向發行人發出通知，表示欲收取公司通訊*）發出。
If you provide more than one email address to your intermediary and/or by other means, only the latest email address provided by your intermediary will be registered.
如閣下向中介公司及/或透過其他方式提供多於一個的電子郵件地址，只有由中介公司提供的最後電子郵件地址將會被用於登記。
If you mark "✓" in the box for future Corporate Communications* in printed form, no email address will be registered and only Corporate Communications* in printed form will be sent to you by post.
如閣下在選項方格內劃上「✓」號選擇收取未來公司通訊*的印刷版，閣下將不會有電子郵件地址被登記，閣下只會透過郵寄方式獲發公司通訊*的印刷版。
- If your units are held in joint names, all the joint unitholders should jointly sign this Reply Form in order to be valid. Any form with no box marked (✓), with no signature or otherwise incorrectly completed will be void. For the avoidance of doubt, the Issuer and/or the Unit Registrar do not accept any other instructions given on this Reply Form.
如屬聯名基金單位持有人，則本回條須由所有聯名基金單位持有人聯合簽署，方為有效。如在本表格未有在方格內劃上「✓」號，或未有簽署，或在其他方面填寫不正確，則本表格將會作廢。為免存疑，在本回條上的任何額外指示，發行人及/或基金單位過戶處將不予處理。

* Unless otherwise specified, Corporate Communications refer to any documents issued or to be issued by the Issuer for the information or action of holders of any of its securities, including but not limited to the annual report, interim report, notice of meeting, circular and proxy form.
除非另有註明，公司通訊乃指發行人已發出或將予發出以供其任何證券的持有人參照或採取行動的任何文件，包括但不限於年報、中期報告、會議通告、通函及代表委任表格。

PERSONAL INFORMATION COLLECTION STATEMENT

收集個人資料聲明

- "Personal Data" in this statement has the same meaning as "personal data" in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong ("PDPO").
本聲明中所指的「個人資料」與香港法例第 486 章《個人資料（私隱）條例》（「《私隱條例》」）中「個人資料」的涵義相同。
- Your Personal Data provided in this Reply Form will be used in connection with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data should be in writing, by mail to the Hong Kong Privacy Officer of the Unit Registrar at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong or by email at PrivacyOfficer@computershare.com.hk.
閣下於本回條所提供的個人資料將用於有關發行人及/或基金單位過戶處發布公司通訊*的事宜上。閣下是自願（直接及/或透過閣下的中介公司）向發行人及/或基金單位過戶處提供個人資料。若閣下未能提供足夠資料，發行人可能無法處理閣下在本回條上所述的指示及/或要求。
- Your Personal Data may be disclosed or transferred by the Issuer and/or the Unit Registrar to the Issuer's trustee, manager and subsidiaries, and/or other companies or bodies for any of the stated purposes, or when it is required to do so by law and will be retained for such period as may be necessary for our verification and record purposes.
發行人及/或基金單位過戶處可就任何所說明的用途或在法例規定的情況下，將閣下的個人資料披露或轉移給發行人的受託人、管理人及附屬公司、及/或其他公司或團體，並將在適當期間保留該等個人資料作核實及紀錄用途。
- Please refer to Hui Xian REIT's Privacy Policy and Personal Information Collection Statement, which is available on Hui Xian REIT's website (www.huixianreit.com), for further details of Hui Xian REIT's privacy policy and how Hui Xian REIT shall process personal data.
有關匯賢產業信託的私隱政策及如何處理個人資料，請參閱載於匯賢產業信託網站（www.huixianreit.com）的私隱政策及收集個人資料聲明。
- You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data should be in writing, by mail to the Hong Kong Privacy Officer of the Unit Registrar at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong or by email at PrivacyOfficer@computershare.com.hk.
閣下有權根據《私隱條例》的條文查閱及/或修改閣下的個人資料。任何該等查閱及/或修改個人資料的要求均須以書面方式郵寄至基金單位過戶處（地址為香港灣仔皇后大道東 183 號合和中心 17M 樓）向香港隱私主任提出，或發送電郵至 PrivacyOfficer@computershare.com.hk。

Mailing Label 郵寄標籤

Computershare Hong Kong Investor Services Limited
香港中央證券登記有限公司
Freeport No. 簡便回郵號碼: 37
Hong Kong 香港

Please cut the mailing label and stick it on an envelope to return this form to us.

No postage is necessary if posted in Hong Kong.

當閣下寄回此回條時，請將郵寄標籤剪貼於信封上。
如在本港投寄，閣下無需支付郵費或貼上郵票。