



17 April 2026

Hui Xian Asset Management Limited
(as the manager of Hui Xian Real Estate Investment Trust)
Unit 303, Cheung Kong Center
2 Queen's Road Central
Hong Kong

Attn.: The Board of Directors

Dear Sirs,

Circular of Hui Xian Real Estate Investment Trust (“Hui Xian REIT”) dated 17 April 2026 relating to, inter alia, the continuing connected party transactions of Hui Xian REIT (the “Circular”)

We refer to our letter to the Independent Board Committee, the Independent Unitholders and the Trustee dated 17 April 2026 (the “IFA Letter”) prepared for inclusion in the Circular. Capitalized terms used herein have the same meanings as those defined in the Circular unless the context otherwise requires.

We hereby give our consent and confirm that we have not withdrawn our consent to the issue of the Circular with the inclusion of the IFA Letter and references to the IFA Letter and our name and opinion and recommendation in the form and context in which they respectively appear in the Circular.

We also confirm that as at the Latest Practicable Date, we were not beneficially interested in, whether directly or indirectly, the Units in Hui Xian REIT or the shares or equity interest in any member of the Hui Xian REIT Group or any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for any securities in Hui Xian REIT or any member of the Hui Xian REIT Group.

We further confirm that as at the Latest Practicable Date, we did not have any interest, directly or indirectly, in any assets which since 31 December 2025, being the date to which the latest published audited consolidated financial statements of Hui Xian REIT were made up, had been acquired or disposed of by or leased to any member of the Hui Xian REIT Group.

Yours faithfully,
For and on behalf of
Crescendo Capital Limited


Amelia Tsang
Managing Director


Helen Fan
Director

Crescendo Capital Limited | 薈盛融資有限公司

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