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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

IMPACT OF COVID-19 ON VALUATION

This announcement is made by Hui Xian Asset Management Limited (the “**Manager**”) as the manager of Hui Xian Real Estate Investment Trust (“**Hui Xian REIT**”) pursuant to 10.3 of the Code on Real Estate Investment Trusts.

Due to the pandemic outbreak of COVID-19 and its impact on the global and Mainland China economy, the appraised value of the investment properties of Hui Xian REIT as at 30 June 2020 is expected to be approximately RMB31 billion (compared to the appraised value of RMB32.938 billion as at 31 December 2019). With changes in fair value of investment properties taken to profit and loss account, the Manager expects Hui Xian REIT to record a net loss for the six months ended 30 June 2020, compared to a profit for the corresponding period in 2019. Notwithstanding the foregoing, Hui Xian REIT’s properties are held as long-term investments for stable and recurring income and the decrease in fair value of investment properties is non-cash in nature. The decrease in valuation itself will have no direct impact on Hui Xian REIT’s operating cash flow and income available for distribution to unitholders. The financial position of Hui Xian REIT remains stable.

The information contained in this announcement is based only upon the preliminary assessment made by the board of directors of the Manager (the “**Board**”) with reference to the information currently available which has neither been reviewed nor audited by the auditors of Hui Xian REIT. Unitholders and potential investors are advised to refer to Hui Xian REIT’s interim results for the six months ended 30 June 2020 which are expected to be published in early August 2020.

Unitholders and potential investors are advised to exercise caution when dealing in the units of Hui Xian REIT.

By order of the Board

Hui Xian Asset Management Limited
匯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, 29 July 2020

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