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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

REPAYMENT OF LOAN AND ITS FINANCIAL IMPACT

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).

On 27 April 2026, Hui Xian Investment Limited (being a limited company incorporated in Hong Kong and indirectly wholly-owned by Hui Xian REIT) made a repayment in the amount of HK\$800 million (the “**Repayment**”) of an outstanding facility provided by a bank (which is not a connected person of Hui Xian REIT) upon maturity.

As the functional currency and reporting currency for the consolidated financial statements of Hui Xian REIT are Renminbi (RMB) and due to depreciation of RMB against Hong Kong dollar since the initial drawdown of the loan, an exchange loss of approximately RMB44 million is realised in the consolidated accounts and other relevant adjustments of Hui Xian REIT in respect of the Repayment. Such exchange loss is expected to have a negative impact on the amount available for distribution to the unitholders of Hui Xian REIT (the “**Unitholders**”) for the six months ending 30 June 2026 as the amount otherwise available for distribution will be reduced by the amount of such exchange loss.

Solely for the purpose of illustration, such exchange loss is equivalent to approximately 438% of the amount available for distribution to the Unitholders for the six months ended 30 June 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, 27 April 2026

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).