

EXPERTS

Various experts have issued reports and/or letters and/or certificates for inclusion in this Offering Circular. The Manager has reviewed the reports, letters and certificates prepared by these experts.

The Independent Property Valuer, the Property Consultants, Deloitte Touche Tohmatsu, DTZ, JLL, Commerce & Finance Law Offices and the Joint Listing Agents have each given and have not withdrawn their respective written consents to the issue of this Offering Circular with the inclusion of their reports and/or letters and/or valuation certificates and/or summary thereof (as the case may be) and/or references to their names included herein in the form and context in which they are respectively included.

Independent Property Valuer was responsible for: (i) conducting a valuation of the Oriental Plaza; (ii) producing a comprehensive report in relation to the findings thereof; (iii) reviewing the forecasts of rental income for Oriental Plaza and assumptions used by the Manager for the purposes of the profit forecast of Hui Xian REIT for the period from the Listing Date to 30 June 2011 as set out in the section headed "Profit Forecast" in this Offering Circular.

Property consultants was responsible for: (i) carrying out a buildings survey of Oriental Plaza and; (ii) producing a comprehensive report in relation to the findings thereof.

Deloitte Touche Tohmatsu is a firm of certified public accountants and is the reporting accountants and auditors for Hui Xian BVI, Hui Xian Investment and BOP.

DTZ was responsible for carrying out a comprehensive study of the retail and office property market in Beijing and producing a comprehensive report in relation to the findings thereof.

JLL was responsible for carrying out a comprehensive study of the serviced apartment property market and hotel industry in Beijing and producing a comprehensive report in relation to the findings thereof.

Commerce & Finance Law Offices is a firm of PRC lawyers and is the legal advisers to the Manager as to PRC law.

The Joint Listing Agents were responsible for considering whether the profit forecast set out in the section headed "Financial Information and Profit Forecast — Profit Forecast" was made by the Manager after due and careful enquiry.