

**1. DOCUMENTS AVAILABLE FOR INSPECTION**

Copies of the agreements will be available for inspection free of charge at the office of Woo, Kwan, Lee & Lo at 26/F Jardine House, 1 Connaught Place, Central, Hong Kong during normal business hours up to the Listing Date.

- (a) Trust Deed;
- (b) Accountants' Report of Hui Xian REIT, the text of which is set out in Appendix I to this Offering Circular;
- (c) Unaudited Pro Forma Statements of Financial Position of Hui Xian REIT and the Reporting Accountants' letter in relation thereto, the text of which is set out in Appendix II to this Offering Circular;
- (d) the report of the Manager on the profit forecast, the letter of Deloitte Touche Tohmatsu on the profit forecast and the report of Joint Listing Agents on the profit forecast, the text of which are set out in Appendix III to this Offering Circular;
- (e) letter from the Independent Property Valuer in relation to Rental Income, the text of which is set out in Appendix IV to this Offering Circular;
- (f) Independent Property Valuer's Valuation Report, the text of which is set out in Appendix V to this Offering Circular;
- (g) letter from DTZ in relation to retail and office property market in Beijing, the text of which is set out in Appendix VI to this Offering Circular;
- (h) letter from Jones Lang LaSalle-CIEC Co., Ltd. in relation to serviced apartment property market and hotel industry in Beijing, the text of which is set out in Appendix VII to this Offering Circular;
- (i) letter from the Property Consultants in relation to its Building Condition Survey Summary Report, the text of which is set out in Appendix VIII to this Offering Circular;
- (j) Corporate governance policy adopted by the Manager on 4 April 2011;
- (k) JV Documents;
- (l) Reorganisation Agreement;
- (m) Hui Xian Holdings Subscription Agreement;
- (n) Hotel Management Agreement;
- (o) Facility Agreement;
- (p) BOC Term Loan Agreement and BOC Revolving Facility Agreement;
- (q) Hong Kong Underwriting Agreement;
- (r) written consents referred to in the sub-section headed "Qualification and Consents of Experts" below; and
- (s) the Trustee's letters appointing the directors of Hui Xian BVI, Hui Xian Investment and BOP.

In addition, a copy of the Trust Deed will be available for inspection free of charge at the above registered office of the Manager during normal business hours as long as the Units are listed on the Hong Kong Stock Exchange.

## 2. INTELLECTUAL PROPERTY RIGHTS

As of the Latest Practicable Date, BOP and Hui Xian BVI have registered or have applied for the registration of the following intellectual property rights.

### A. Trademarks







#### (a) Registered trade or service marks owned by BOP

As of the Latest Practicable Date, BOP is the owner of certain registered trade or service marks, details of which are as follows:

Trade/service marks	Name of registered owner	Territory of Registration	Class	Registration Number	Commencement Date	Expiry Date
东方广场	BOP	PRC	35	3006340	14 February 2005	13 February 2015
东方广场	BOP	PRC	36	1986451	28 March 2005	27 March 2015
东方广场	BOP	PRC	37	3006341	7 February 2005	6 February 2015
东方广场	BOP	PRC	39	1991407	28 October 2007	27 October 2017
东方广场	BOP	PRC	41	1992953	21 April 2008	20 April 2018
东方广场	BOP	PRC	42	2014518	21 February 2005	20 February 2015
	BOP	PRC	35	3006343	14 February 2005	13 February 2015
	BOP	PRC	36	1986449	21 February 2005	20 February 2015
	BOP	PRC	37	3006342	28 January 2005	27 January 2015
	BOP	PRC	41	1993010	14 May 2008	13 May 2018
	BOP	PRC	42	2014520	21 November 2004	20 November 2014
Oriental Plaza	BOP	PRC	35	3006344	14 February 2005	13 February 2015
Oriental Plaza	BOP	PRC	36	3006345	7 February 2005	6 February 2015
Oriental Plaza	BOP	PRC	37	3006346	7 February 2005	6 February 2015
Oriental Plaza	BOP	PRC	39	3006347	21 April 2008	20 April 2018
Oriental Plaza	BOP	PRC	41	3006348	21 February 2005	20 February 2015
Oriental Plaza	BOP	PRC	42	3006349	21 November 2004	20 November 2014
东方经贸城	BOP	PRC	35	3006334	21 May 2005	20 May 2015
东方经贸城	BOP	PRC	41	3006331	21 December 2004	20 December 2014
东方新天地	BOP	PRC	35	3006339	7 February 2004	6 February 2014
东方新天地	BOP	PRC	36	3006338	7 January 2004	6 January 2014



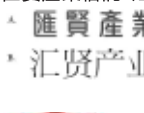


## APPENDIX X

## GENERAL INFORMATION

Trade/service marks	Name of registered owner	Territory of Registration	Class	Registration Number	Commencement Date	Expiry Date
东方新天地	BOP	PRC	36	3327174	21 August 2004	20 August 2014
东方新天地	BOP	PRC	39	3006337	7 March 2003	6 March 2013
东方新天地	BOP	PRC	41	3006336	7 April 2003	6 April 2013
东方新天地	BOP	PRC	42	3006335	21 January 2003	20 January 2013
	BOP	PRC	41	4333007	21 April 2008	20 April 2018
	BOP	PRC	36	4333008	21 April 2008	20 April 2018
	BOP	PRC	41	4333010	21 April 2008	20 April 2018
	BOP	PRC	36	4333011	21 April 2008	20 April 2018
	BOP	PRC	36	3327172	21 August 2004	20 August 2014
	BOP	PRC	35	3327173	7 November 2007	6 November 2017
东方新天地会	BOP	PRC	35	3327175	7 May 2004	6 May 2014
东方新天地会	BOP	PRC	36	3327176	21 August 2004	20 August 2014
东方豪庭	BOP	PRC	35	3006350	7 April 2003	6 April 2013
东方豪庭	BOP	PRC	36	3006351	7 April 2003	6 April 2013
东方豪庭	BOP	PRC	39	3006352	7 March 2003	6 March 2013
东方豪庭	BOP	PRC	41	3006354	7 April 2003	6 April 2013
东方豪庭	BOP	PRC	42	3006353	21 January 2003	20 January 2013

## (b) Application for registration of trademark

As of the Latest Practicable Date, Hui Xian BVI has applied for registration of the following trademarks, details of which are as follows:

Trademark	Name of Applicant	Territory of Application	Class	Application Number	Application Date
京					
	Hui Xian (B.V.I.) Limited	Hong Kong	16, 35, 36, 41	301794051	20 December 2010
					
HUI XIAN REIT HUI XIAN REIT	Hui Xian (B.V.I.) Limited	Hong Kong	16, 35, 36, 41	301794060	20 December 2010
匯賢產業信託 汇贤产业信托					
	Hui Xian (B.V.I.) Limited	Hong Kong	16, 35, 36, 41	301794079	20 December 2010
	Hui Xian (B.V.I.) Limited	PRC	16, 35, 36, 41	—(Note 1)	14 March 2011
	Hui Xian (B.V.I.) Limited	PRC	16, 35, 36, 41	— (Note 1)	14 March 2011
HUI XIAN REIT	Hui Xian (B.V.I.) Limited	PRC	16, 35, 36, 41	— (Note 1)	14 March 2011
汇贤产业信托	Hui Xian (B.V.I.) Limited	PRC	16, 35, 36, 41	— (Note 1)	14 March 2011
匯賢產業信託	Hui Xian (B.V.I.) Limited	PRC	16, 35, 36, 41	— (Note 1)	23 March 2011

Note 1: Usually a filing receipt will be issued and an application number will be assigned by China Trademark Office one to two months after filing the trademark application.

**B. Domain Names/China Internet Keyword (通用網址)**

As at the Latest Practicable Date, BOP has registered the following domain names/ China internet keywords:

<u>Registrant</u>	<u>Domain Name/ China Internet Keyword</u>	<u>Territory of Registration</u>	<u>Date of Registration</u>	<u>Expiry Date</u>
BOP	東方新天地	PRC	6 August 2004	6 August 2014
BOP	東方經貿城	PRC	6 August 2004	6 August 2014
BOP	東方豪庭公寓	PRC	6 August 2004	6 August 2014
BOP	北京東方廣場 有限公司	PRC	11 August 2004	11 August 2014

**3. QUALIFICATION AND CONSENTS OF EXPERTS**

The qualifications of the experts who have given opinions in the Offering Circular are as follows:

<u>Name</u>	<u>Qualification</u>
BOCI Asia Limited	A licensed corporation under the SFO to carry on Type 1 (dealing in securities) and Type 6 (advising on corporate finance) regulated activities as defined under the SFO
CITIC Securities Corporate Finance (HK) Limited	A licensed corporation under the SFO to carry on Type 1 (dealing in securities), Type 4 (advising on securities) and Type 6 (advising on corporate finance) regulated activities as defined under the SFO
The Hongkong and Shanghai Banking Corporation Limited	A registered institution under the SFO to conduct Type 1 (dealing in securities), Type 2 (dealing in futures contracts), Type 4 (advising on securities), Type 5 (advising on futures contracts) and Type 6 (advising on corporate finance) regulated activities and a licensed bank under the Banking Ordinance (Chapter 155 of the Laws of Hong Kong)
American Appraisal China Limited	Chartered valuers and surveyors
Commerce & Finance Law Offices	PRC legal advisers
Deloitte Touche Tohmatsu	Certified public accountants
DTZ Debenham Tie Leung, Beijing	Real Estate Consultants
Jones Lang LaSalle-CIEC Co., Ltd.	Real Estate Consultants
Savills Project Consultancy Limited	Chartered surveyors

Each of the entities listed above has given and has not withdrawn its written consent to the issue of this Offering Circular with the inclusion of its report and/or opinion and/or memorandum and/or valuation certificate and/or summary thereof (as the case may be) and/or references to its name included herein in the form and context in which it is included.

**4. MISCELLANEOUS**

Save as disclosed in this Offering Circular, as at the Latest Practicable Date:

- (a) none of the Directors nor any of the parties listed in paragraph 3 of this Appendix is interested in Hui Xian REIT's promotion, or in any assets which have, within the two years immediately preceding the issue to this Offering Circular, been acquired or disposed of by or leased to Hui

- Xian REIT, or are proposed to be acquired or disposed of by or leased to Hui Xian REIT or any companies controlled by it;
- (b) none of the Directors nor any of the parties listed in paragraph 3 of this Appendix is materially interested in any contract or arrangement subsisting at the date to this Offering Circular which is significant in relation to Hui Xian REIT's business;
  - (c) save in connection with the Underwriting Agreements and save as disclosed in the section headed "Underwriting" of this Offering Circular, none of the parties listed in paragraph 3 of this Appendix:
    - (i) is interested legally or beneficially in any of the Units or any shares in any of companies controlled by Hui Xian REIT; or
    - (ii) has any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for Hui Xian REIT's securities;
  - (d) no amount or securities or benefit has been paid or allotted or given within the two years preceding the date to this Offering Circular to any of Hui Xian REIT's promoters nor is any such securities or amount or benefit intended to be paid or allotted or given;
  - (e) except that KAM Hing Lam and IP Tak Chuen, Edmond are directors of Beijing ChangLe Real Estate Development Company Limited and Beijing PoGarden Real Estates Development Company Limited (being two of the top ten tenants in respect of The Apartments) and CHENG Hoi Chuen, Vincent is a director of HSBC Bank (China) Company Limited (the Beijing Branch of which is one of the top ten tenants in respect of The Apartments), none of the Directors are directors of any of the top ten tenants in respect of The Malls, The Tower Offices and The Tower Apartments in terms of rental income for the month ended 31 December 2010;
  - (f) none of the Directors or their respective associates has any ownership interest in the top ten tenants in respect of The Malls, The Tower Offices and The Tower Apartments, in terms of rental income for the month ended 31 December 2010, other than, in the case of any tenant or its holding company which is a listed company, as a shareholder holding less than 0.1% of the issued share capital of the listed company;
  - (g) there are no outstanding loans or guarantees granted or provided by Hui Xian REIT or any companies controlled by it to, or for the benefit of, any of the Directors;
  - (h) within the two years immediately preceding the date of this Offering Circular, Hui Xian REIT has not issued nor agreed to issue any Units fully or partly paid either for cash or for a consideration other than cash;
  - (i) save in connection with the Underwriting Agreements, no outstanding Units are under option or are agreed conditionally or unconditionally to be put under option;
  - (j) Hui Xian REIT has not issued or agreed to issue any founder units, management units or deferred units;
  - (k) none of the equity and debt securities of Hui Xian REIT is listed or dealt with in any other stock exchange nor is any listing or permission to deal being or proposed to be sought;
  - (l) Hui Xian REIT has no outstanding convertible debt securities;
  - (m) within the two years immediately preceding the date of this Offering Circular, no commissions, discounts, brokerages or other special items have been granted or paid to any Director, proposed Director, promoter, any of the parties listed in paragraph B of this Appendix nor any other person in connection with the issue or sale of any Units or shares or loan capital of Hui Xian REIT or any of the companies controlled by it;
  - (n) there are no arrangements in existence under which future dividends are to be waived or agreed to be waived; and
  - (o) there have been no interruptions in the business of the Hui Xian BVI Group or Hui Xian Cayman which may have or have had a significant effect on the financial position of the Hui Xian BVI Group or Hui Xian Cayman, taken as a whole, in the last 12 months.