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Heng Fai Enterprises Limited
恒輝企業控股有限公司

(Incorporated in Hong Kong with limited liability)
(Stock Code: 185)

OVERSEAS REGULATORY ANNOUNCEMENT
RESULTS OF A SUBSIDIARY

THIS IS NOT THE ANNOUNCEMENT OF THE FINANCIAL RESULTS OF HENG FAI ENTERPRISES LIMITED (THE “COMPANY”). THIS ANNOUNCEMENT IS MADE BY THE COMPANY PURSUANT TO RULE 13.10B OF THE LISTING RULES TO PROVIDE SHAREHOLDERS OF THE COMPANY WITH FINANCIAL INFORMATION ON A LISTED SUBSIDIARY OF THE COMPANY, AMERICAN HOUSING REIT INC., WHICH HAS ANNOUNCED ITS AUDITED FINANCIAL RESULTS FOR THE YEAR ENDED 30 SEPTEMBER 2014.

This announcement is made pursuant to Rule 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

American Housing REIT, Inc. (“**AHR**”), a subsidiary company of the Company whose shares are traded on the Over-The-Counter in the United States of America, has announced the audited financial results for the year ended 30 September 2014.

The summary of the audited financial results of the AHR for the year ended 30 September 2014 together with the comparative figures for the corresponding period of last year are provided below:

INCOME STATEMENT	Year ended 30 September 2014 ("FY2014") US\$	Year ended 30 September 2013 ("FY2013") US\$	% Change
Revenue	934,549	-	N.M
EBITDA from established businesses ¹	183,441	-	N.M
Depreciation and amortization	(294,622)	-	N.M
Interest	(145,002)	-	N.M
Loss for the year	(256,183)	(50,864)	404%
Taxation	(2,405)	-	N.M
Income from discontinued operations	-	78,144	(100%)
(Loss) profit for the year	(258,588)	27,280	N.M
Funds from operation ("FFO")	181,036	27,280	564%

BALANCE SHEET	As at 30 September 2014 US\$	As at 30 September 2013 US\$	% Change
Total assets	15,520,449	-	N.M
Total Liabilities	(10,136,619)	(38,939)	25,900%
Net asset value	5,383,830	(38,939)	N.M
No. of shares outstanding	505,199	23,031	2,094%
Net asset value per share ²	US\$10.7	US\$(1.7)	N.M

N.M: Not meaningful

Notes:

1. On 21 November, 2014 AHR entered into a Management Agreement, with an effective date of April 1, 2014, with Inter-American Management, LLC ("IAM"), a subsidiary of the Company. Under the terms of the Management Agreement, IAM is responsible for designing and implementing AHR's business strategy and administering its business activities and day-to-day operations. For performing these services, AHR will pay IAM 8% of rental revenue for property management services and a base management fee equal to the greater of (a) 1.5% per annum of the AHR's net asset value, or (b) US\$20,000 per calendar month. For the year ended September 30, 2014, management fees charged by IAM was US\$120,000.
2. On November 18, 2014, AHR effected a share consolidation of the outstanding shares of its common stock at the ratio of 1-for-150 (the "Share Consolidation"). All references to shares of AHR's common stock in this announcement refers to the number of shares of common stock after giving effect to the Share Consolidation (unless otherwise indicated).

During the year, AHR paid two quarterly dividends started from its first quarterly dividend in April 2014 and paid an aggregate of US\$0.498 per share (total dividend paid amounted to US\$192,683), achieving the targeted 8.0% annualized yield.

Subsequent to the financial year end, AHR has continued to distribute quarterly dividends to its shareholders with annualized yield over 8.0%, consistently.

By Order of the Board
Heng Fai Enterprises Limited
Chan Tong Wan
Managing Director

Hong Kong SAR, 15 January, 2015

As at the date of this announcement, the executive Directors are Mr. Chan Heng Fai, Mr. Chan Tong Wan, Ms. Chan Yoke Keow; the non-executive Directors are Dr. Lam, Lee G and Mr. Fong Kwok Jen and the independent non-executive Directors are Mr. Wong Tat Keung, Mr. Wong Dor Luk, Peter and Mr. Chan King Fai.