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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)*

**VOLUNTARY ANNOUNCEMENT**  
**ACQUISITION OF ORTHOPEDIC SURGERY CENTRE BY U.S.-LISTED REIT**  
**SUBSIDIARY**

The board (the “**Board**”) of directors (the “**Directors**”) of Heng Fai Enterprises Limited (the “**Company**”, together with its subsidiaries as the “**Group**”) is pleased to announce that on 17 September 2014, Global Medical REIT Inc. (“**GMR**”), a subsidiary of the Company, has acquired an orthopedic surgery centre (the “**Centre**”) in Asheville, North Carolina, for US\$2.52 million (approximately HK\$19.6 million). The acquisition was funded by approximately US\$0.8 million in cash and the remaining US\$1.7 million by bank borrowing.

The 8,840 square foot (“sq ft”) Centre is walking distance from Mission Hospital, one of the largest hospitals in North Carolina. Acquired with a triple net (“NNN”) long-term lease, it has three operating rooms, and provides highly specialised surgical services for podiatric, hand and spinal patients.

The acquisition is in line with GMR’s strategy to build a medical real estate portfolio of specialised high-acuity single-tenant medical facilities with long-term NNN leases. The Centre’s tenant, Symbion Healthcare, is a leading provider of specialised healthcare services with over 50 surgical centres in the U.S.

GMR – which has been consistently paying monthly dividends with annualised yield in excess of 8% since July 2014 – also owns a 41,113 sq ft long-term acute care hospital in Omaha, Nebraska, which it acquired in June 2014 for US\$22.7 million (approximately HK\$176.2 million).

On the acquisition, Mr. David Young, GMR's Chief Executive Officer, said, *"We believe the Centre is an excellent property with contractual terms agreed for high returns. GMR will continue to leverage on our deep experience and contacts within the medical real estate community to enable us to acquire properties at fair value and on favourable terms."*

The Group had unveiled in December 2013 a new corporate strategy to own and manage a portfolio of REITs offering a higher-than-average annualised dividend yield in excess of 8%, including the 99.5%-owned GMR. The Company expects to start receiving meaningful management fees in the financial year ending 31 March 2015 ("FY2015").

Apart from GMR, the Group also owns 99.6% of U.S. OTCBB-listed American Housing REIT Inc. ("AHR") that owns over 100 selectively acquired quality single-family rentals, distributing quarterly dividends with annualised yield above 8%.

These REITs are managed by 85%-owned subsidiary of the Company, Inter-American Management LLC, which derives fees of approximately 2.0% of the REIT's portfolio value plus incentive income for performance.

By FY2015, the Company hopes to migrate both REITs to the NASDAQ main market, grow AHR's portfolio to 1,000 homes, and GMR's net asset value to approximately US\$400 million. The Company is concurrently seeking a secondary listing on U.K.'s AIM market, tapping into the equities market to raise additional capital for its strategies.

The Managing Chairman of the Company, Mr. Chan Heng Fai, said, *"Our new REIT ownership and management strategy has been advancing rapidly, consistently paying a higher dividend yield compared to industry peers as a result of its unique business model. We hope to grow both REITs significantly to derive recurring yields as well as REIT management fees to enhance shareholder value."*

#### **Media & Investor Contact Information**

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## **About Heng Fai Enterprises Ltd.**

Heng Fai Enterprises Limited listed on the Hong Kong Stock Exchange in 1972 with a current market capitalisation of approximately HK\$970 million (US\$125 million). The Chan family has majority control of the Company's share capital base.

The Company is led by directors with strong finance and property experience as well as an established track record in Wall Street, Hong Kong and Singapore.

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

Hong Kong SAR, 19 September, 2014

*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., Mr. Fong Kwok Jen and Mr. Teh Wing Kwan and the independent non-executive Directors are Mr. Chan King Fai, Mr. Tan Choon Seng, Mr. Wong Dor Luk, Peter and Mr. Wong Tat Keung.*

*Any forward-looking statements contained in this announcement are based upon GMR and AHR's current assumptions and expectations concerning future events and financial performance and are made pursuant to the "safe harbor" provisions of the U.S. Private Securities Litigation Reform Act of 1995. Such statements are subject to significant business, economic and competitive risks and uncertainties that could cause actual results to differ materially from those reflected in such forward-looking statements. All information provided in this announcement is as of the date of this announcement, and GMR and AHR do not undertake any obligation to update any forward-looking statement, except as required under applicable law.*