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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 UNAUDITED FINANCIAL RESULTS FOR THE THREE MONTHS ENDED 31 MARCH 2015.

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 its unaudited financial results for the three months ended 31 March 2015.

The summary of the unaudited financial results of the AHR for the three months ended 31 March 2015 together with the unaudited comparative figures for the corresponding period of last year are provided below:

<b>INCOME STATEMENT</b>	<b>3 months ended 31 March 2015 (unaudited) US\$</b>	<b>3 months ended 31 March 2014 (unaudited) US\$</b>
Revenue	444,978	161,930
EBITDA from established businesses <sup>1</sup>	(39,113)	116,510
Depreciation and amortization	(87,679)	(23,803)
Interest	(147,325)	-
(Loss)/ profit before taxation	(274,117)	92,707
Taxation	-	-
(Loss)/ profit for the period	(274,117)	92,707
Funds from operations (“FFO”)	(186,438)	116,510

<b>BALANCE SHEET</b>	<b>As at 31 March 2015 US\$</b>	<b>As at 31 December 2014 US\$</b>	<b>% Change</b>
Total assets	19,830,453	15,430,662	28.5%
Total liabilities	(13,705,244)	(8,878,667)	54.4%
Total equity	6,125,209	6,551,995	-6.5%
No. of shares outstanding	625,690	625,690	0%
Net asset value per share <sup>2</sup>	9.79	10.47	-6.5%

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 3 months ended 31 March, 2015, management fees charged by IAM was US\$60,000.
2. On 18 July, 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 three months ended 31 March 2015, AHR distributed a quarterly dividend beginning from its first quarterly dividend in April 2014, of US\$0.244 per share (total dividend paid amounted to US\$152,669), which has achieved the targeted 8.0% annualized yield.

Subsequent to the previous financial year ended 30 September 2014, AHR has consistently distributed quarterly dividends to its shareholders with annualized yield over 8.0%.

The consistent dividend payment track record to date underscores the validity of the business model of AHR which has been increasing its portfolio of single-family homes. AHR has been able to sustain an annualized dividend yield of approximately 8.0% even as it contemplates its migration to the NASDAQ main market, an event which will allow AHR to tap institutional funds to expand its asset base and leverage potential. The latter will, in turn, amplify REIT management fees to be earned by the Company's 85%-held subsidiary, IAM, which will contribute positively to the income and shareholder value of the Company.

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

Hong Kong SAR, 8 May, 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.*

*Any forward-looking statements contained in this announcement are based upon American Housing REIT'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 American Housing REIT does not undertake any obligation to update any forward-looking statement, except as required under applicable law.*