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## **The Link Real Estate Investment Trust**

*(a Hong Kong unit trust authorised under section 104  
of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))  
(stock code: 823)*

### **COMPLETION OF THE RE-FINANCING TRANSACTION FOR HK\$4 BILLION WITH THE HONG KONG MORTGAGE CORPORATION LIMITED**

The Board is pleased to announce that on 27 April 2009, The Link REIT has successfully completed the Re-Financing Transaction for HK\$4 billion with The Hong Kong Mortgage Corporation Limited.

### **COMPLETION OF THE RE-FINANCING TRANSACTION FOR HK\$4 BILLION WITH THE HONG KONG MORTGAGE CORPORATION LIMITED**

The board of directors (the “**Board**”) of The Link Management Limited (as manager of The Link REIT) (the “**Manager**”) is pleased to announce that on 27 April 2009, The Link Real Estate Investment Trust (“**The Link REIT**”) has successfully completed the re-financing transaction for HK\$4 billion with The Hong Kong Mortgage Corporation Limited (the “**Re-Financing Transaction**”).

A summary description of the Re-Financing Transaction is as follows:

Borrower: The Link Properties Limited (the “**PropCo**”)

Lender: The Link Finance Limited (the “**FinCo**”)

Guarantors: The Link Holdings Limited (the “**HoldCo**”), and HSBC Institutional Trust Services (Asia) Limited (in its capacity as trustee, and with recourse limited to the assets of The Link REIT) (the “**REIT Trustee**”)

(The HoldCo, FinCo and PropCo are special purpose vehicles controlled by The Link REIT)

Purchaser of the Mortgage Loan:	The Hong Kong Mortgage Corporation Limited (“ <b>HKMC</b> ”)
Mortgage Loan:	HK\$4 billion secured term loan (the “ <b>Mortgage Loan</b> ”)
Tenor of the Mortgage Loan:	A fixed term of about 61 months from 27 April 2009 to 30 May 2014 (the “ <b>Tenor</b> ”)
Option to Renew:	PropCo has an option to extend the Tenor of not more than HK\$2 billion of the Mortgage Loan for one further year to 30 May 2015 subject to agreement by the HKMC
Interest Rate:	Floating rate based on 3-month HIBOR plus agreed margin
Prepayment:	PropCo has no right to prepay or cancel the Mortgage Loan before the end of the Tenor
Purchase Price:	HK\$ 4 billion (the “ <b>Purchase Price</b> ”)

By a Loan Agreement dated 27 April 2009 and made between FinCo as the lender and PropCo as the borrower, FinCo has granted to PropCo the Mortgage Loan which is secured by a Mortgage over certain properties held by PropCo and guaranteed by HoldCo and REIT Trustee respectively under two several Guarantees. Except as disclosed above, the Mortgage Loan is on substantially similar terms as the existing mortgage loan of HK\$4 billion (the “**2006 Mortgage Loan**”) repayable by PropCo and novated by FinCo to HKMC which is due on 29 November 2010.

By a Sale and Purchase Agreement dated 27 April 2009 and made between HKMC and FinCo, HKMC has agreed to purchase from FinCo the Mortgage Loan and all rights, obligations, interests, title and benefits of FinCo under the Loan Agreement, the Mortgage and the Guarantees at the Purchase Price.

The Re-Financing Transaction has successfully completed on the same date on 27 April 2009.

## **USE OF PROCEEDS**

The proceeds of the Mortgage Loan of HK\$4 billion issued under the Re-Financing Transaction have been used to prepay the 2006 Mortgage Loan.

## **IMPACT ON LIABILITY MANAGEMENT**

With the completion of the Re-Financing Transaction and the signing of a club loan facility in March 2009, The Link REIT has successfully refinanced all its debt due in the next two financial years ending 31 March 2011. The average remaining life of all The Link REIT’s outstanding debt as at 31 March 2009 was 21 months. After completion of the Re-Financing Transaction and the partial drawdown of the club loan facility for the repayment of the bilateral loans due in July and September 2009 but not the 5.12% guaranteed notes due in August 2009, the average remaining life is extended to 38 months. If the Option to Renew is exercised, the average remaining life is further extended to 40 months. As at the date of this announcement and prior to the repayment of the 5.12% guaranteed notes, the average interest rate of The Link REIT’s debt is 4.89%; whilst approximately 79% of total drawn facilities are at fixed rate and the average life of the interest rate swaps is 45 months.

## **VOLUNTARY ANNOUNCEMENT**

The Manager considers that the completion of the Re-Financing Transaction is not required to be announced by The Link REIT under the Code on Real Estate Investment Trusts (the “**REIT Code**”) or the trust deed constituting The Link REIT (the “**Trust Deed**”). Nonetheless, in the interests of keeping unitholders of The Link REIT (“**Unitholders**”) and the market informed, the Manager has issued this announcement on a voluntary basis. Unitholders and potential investors should take note that the Manager may or may not make any announcement in respect of any change or update in relation to the Re-Financing Transaction in the future, in circumstances where an announcement is not required under the REIT Code or the Trust Deed.

By order of the board of directors of  
**The Link Management Limited**  
(as Manager of The Link Real Estate Investment Trust)  
**Nicholas Robert SALLNOW-SMITH**  
*Chairman*

Hong Kong, 27 April 2009

*As at the date of this announcement, the Board of the Manager comprises:*

*Chairman (also an Independent Non-executive Director)*  
Nicholas Robert SALLNOW-SMITH

*Executive Directors*  
Ian David Murray ROBINS (*Chief Executive Officer*)  
George Kwok Lung HONGCHOY (*Chief Financial Officer*)

*Non-Executive Directors*  
Ian Keith GRIFFITHS  
John HO Chi On  
KEE Teck Koon  
LIM Beng Chee

*Independent Non-Executive Directors*  
Michael Ian ARNOLD  
Anthony CHOW Wing Kin  
Patrick FUNG Yuk Bun  
Stanley KO Kam Chuen  
Richard WONG Yue Chim  
Allan ZEMAN