

TRUST PROFILE

Champion REIT is a trust formed to own and invest in income-producing commercial properties. It is Hong Kong's largest commercial REIT by market capitalization and currently offers investors direct exposure to prime grade 'A' office, namely Citibank Plaza, an office development located in the Central District of Hong Kong.

TRUST OBJECTIVES

Champion REIT's key objectives are to provide investors with stable and sustainable distributions and to achieve long-term capital growth. This aim of providing attractive total returns will be achieved by, among other things, proactive management of the properties in the Trust's portfolio and the selective acquisition of properties that enhance existing yields.

GLOBAL BEST PRACTICES AND STANDARDS

Champion REIT is committed to attaining global best practices and standards. Champion REIT's interpretation of 'global best practices and standards' is based upon the 'OECD Principles of Corporate Governance'. This set of principles has become an international benchmark of investors, corporations and other stakeholders worldwide. The six key principles as defined by the OECD are:

- Ensuring the Basis for an Efficient Corporate Governance Framework
- The Rights of Unitholders and Key Ownership Functions
- The Equitable Treatment of Unitholders
- The Role of Stakeholders in Corporate Governance
- Disclosure and Transparency
- The Responsibilities of the Board

The REIT Manager has adopted compliance procedures and applies them to ensure the sound management and operation of Champion REIT. The current corporate governance framework emphasizes accountability to all Unitholders, resolution of conflict of interest issues, transparency in reporting, compliance with relevant regulations and sound operating and investing procedures. A comprehensive Corporate Governance Report for the Reporting Period can be found on page 42 of this Annual Report.





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Champion Real Estate Investment Trust ("Champion REIT" or "the Trust") is a real estate investment trust established by a Trust Deed entered into on 26 April 2006, as amended by a first supplemental deed dated 5 December 2006 (the "Trust Deed") and made between Eagle Asset Management (CP) Limited, as the manager of Champion REIT (the "REIT Manager"), and HSBC Institutional Trust Services (Asia) Limited, as the trustee of Champion REIT (the "Trustee"). Champion REIT remained inactive until 24 May 2006 (the "Listing Date") when it was listed on The Stock Exchange of Hong Kong Limited and commenced operation. Consequently, the operation results cover the period from the Listing Date to 31 December 2006 (the "Relevant Period") whereas for the purpose of presenting the financial statements, the reporting period covered the period from 26 April 2006 (the date of establishment) to 31 December 2006 (the "Reporting Period").