

# financial highlights

	Relevant Period Figures	IPO Forecast Figures	Numerical Variance	Percentage Variance
Key Financial Figures	HK\$'000	HK\$'000	HK\$'000	
Total Revenue	339,515	309,251	30,264	9.8%
Property Operating Expenses	(78,648)	(83,522)	(4,874)	(5.8)%
Net Property Income	260,867	225,729	35,138	15.6%
Profit After Tax	725,699	18,047	707,652	3,921.2%
Distributable Income	257,039	209,118	47,921	22.9%
Value of Portfolio <sup>1</sup>	23,500,000	22,670,000	830,000	3.7%

## Other Relevant Figures

Distribution per unit <sup>2</sup>	\$0.2000	\$0.1694	\$0.0306	18.1%
Distribution Yield <sup>3</sup>	8.75%	7.41%	1.34%	18.1%
NAV per unit <sup>1</sup>	\$6.04	\$5.94	\$0.10	1.7%
Expense Ratio	23.2%	27.0%	(3.8)%	(14.1)%

### Notes

- 1 No forecasts were made for asset values and comparison is against figures disclosed at the time of the IPO. Not taking into account the recent acquisition that was completed on 5 January 2007.
- 2 After taking into account the units issued after 31 December 2006 but assuming no conversion of convertible bonds
- 3 Annualized by a factor of 365/222 and using the unit price as of 29 December 2006, i.e. HK\$3.76

# timeline of significant events

11-May-06	Launch of Initial Public Offering
24-May-06	Listing of Champion REIT
Jun-06	Champion REIT added to FTSE Indices
Aug-06	Champion REIT added to GRP Indices
11-Aug-06	Announcement of Interim Results
Nov-06	Champion REIT added to AME Indices
5-Dec-06	EGM approved Amendments to Trust Deed
27-Dec-06	Listing of Convertible Bonds due 2011
31-Dec-06	Financial Year End
3-Jan-07	EGM approved Acquisition of 3 additional floors in Citibank Tower
15-Mar-07	Announcement of Final Results
7-14-May-07	Book Close
14-May-07	Annual General Meeting
29-May-07	Payment of Distribution for FY06