

# senior management

The REIT Manager, Eagle Asset Management (CP) Limited, has a general power of management over the assets of Champion REIT and is licensed by the Securities and Futures Commission of Hong Kong to conduct the regulated activity of asset management.



Mr. KWONG Chi Kwong      Ms. LEE Man Yee, Flora      Mr. Jeremy Bellinger STEWARDSON      Mr. Patrick CHOO      Ms. SUNG Kar Wai, Rosana

## REIT MANAGEMENT TEAM

The REIT Manager is charged with the responsibility of managing the assets of Champion REIT for the benefit of unitholders. As part of its duties, it will set the strategic direction and risk management policies of Champion REIT and initiate the acquisition, divestment or enhancement of assets.

Communication with investors and other stakeholders is another role of the REIT Manager and it is responsible for ensuring compliance with the applicable provisions of the REIT Code, the Securities and Futures Ordinance and other relevant legislation.

## PROFILES OF EXECUTIVE OFFICERS

### Mr. Jeremy Bellinger STEWARDSON

Executive Director and Chief Executive Officer

Please refer to the profile of Directors.

### Mr. Patrick CHOO

Chief Investment Officer

Mr. Choo is responsible for the strategic planning and capital structuring of Champion REIT, and for investor relations. He is also responsible for identifying and evaluating potential acquisitions or investments. Mr. Choo has over 17 years of asset management experience in Hong Kong and Singapore as a licensed fund manager and is familiar with the operational and regulatory environment involving multi-investor trust structures registered in Hong Kong. In previous jobs, he has led investment teams at various well established asset management companies, managing private assets, public authorized unit trusts and Mandatory Provident Fund master trust funds.

Mr. Choo graduated magna cum laude from the University of Pennsylvania with a Bachelor of Science in engineering degree.

### Mr. KWONG Chi Kwong

Chief Operating Officer

Mr. Kwong is responsible for formulating the business plans of Champion REIT's properties and supervising the property management team with a view to maximizing rental income via active asset management. Mr. Kwong has over 20 years' experience in the industry and has held a variety of management and supervisory roles in areas of leasing and sales of properties, formulation and implementation of market plans, market research, site acquisitions, feasibility studies, liaison with government authorities and external professionals and administration.

Mr. Kwong holds a Bachelor of Arts degree from the University of Hong Kong.

### Ms. SUNG Kar Wai, Rosana

Finance and Office Administration Manager

Ms. Sung is primarily responsible for the financial reporting and general office administration of Champion REIT. Her duties include reviewing management accounts, maintaining profit and cashflow forecasts and the reporting of financial returns to regulators. With more than 10 years of accounting and audit experience, Ms. Sung had previously worked as a senior accountant at a listed company and earlier in her career was employed by a reputable certified public accountants firm to perform audit duties.

Ms. Sung holds a Master of Professional Accounting degree from the Hong Kong Polytechnic University and a Bachelor of Business Administration degree with major in Accountancy from the Chinese University of Hong Kong. She is also an associate member of Hong Kong Institute of Certified Public Accountants and a Fellow of the Association of Chartered Certified Accountants.

### Ms. LEE Man Yee, Flora

Compliance Manager

Ms. Lee is responsible for formulating internal control procedures and ensuring the management and operational compliance of Champion REIT with statutory requirements and regulations. Previously, Ms. Lee had worked at different listed property groups for 10 years, performing legal and company secretarial duties.

Ms. Lee graduated with a Bachelor's degree in Accounting and Finance in the United Kingdom and subsequently obtained a postgraduate degree in Corporate Administration in Hong Kong. She is an associate of both the Institute of Chartered Secretaries and Administrators in the United Kingdom and the Hong Kong Institute of Company Secretaries in Hong Kong.

### Mr. LEE Kim Man, Julian

Internal Auditor

Mr. Lee is responsible for reviewing the accuracy and completeness of records of all operations and transactions of Champion REIT and ensuring that internal control systems function properly. Mr. Lee has over 10 years of experience in the field of accounting and auditing. Before joining the REIT Manager, Mr. Lee was an internal auditor at a sizable listed company. He has also worked as an auditor at reputable certified public accountants firms.

Mr. Lee holds a Master of Science degree in Information Systems from The Hong Kong Polytechnic University and a Bachelor of Arts degree with honours in Accounting and Finance from the University of the West of England, United Kingdom. Mr. Lee is an associate member of Hong Kong Institute of Certified Public Accountants.

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### PROPERTY MANAGEMENT TEAM

The Property Manager and the DMC Sub-manager together field a team of over 170 full-time and contract staff undertaking property management and lease management responsibilities for Champion REIT and providing the building management services for common areas at Citibank Plaza. In 2005, the DMC Sub-manager underwent a quality management system certification and was accredited with ISO 9001:2000.

Property management duties are fulfilled by the Property Manager and

include coordinating tenants' fitting out requirements, ensuring compliance with building and safety regulations, maintenance activities, sourcing and supervising third party service providers and contractors and arranging for insurance.

Marketing and lease management services are also performed by the Property Manager and include the administration of rental collection, management of rental arrears, initiating lease renewals negotiations. In addition, the Property Manager

coordinates marketing activities among leasing agents and also sources new tenants independently.

Building management services are carried out by the DMC Sub-manager and their scope of responsibilities under the existing Deed of Mutual Covenant include the management, maintenance, repair and upkeep of common areas, facilities, structures and equipment, the operation and maintenance of the building services and safety systems and the maintenance of building security.

Under Champion REIT's current structure, functions at the property level are delegated to the Property Manager, Eagle Property Management (CP) Limited and the DMC Sub-manager<sup>1</sup>, under the overall management and supervision of the REIT Manager.



Ms. LAM Yuk Lin, Violin  
Ms. NG Yuk Hing, Rita

Mr. LEE Ching Ming, Adrian  
Mr. LEUNG Tat Kai, Henry

Ms. MOK Lai Shim, Billian  
Mr. NGAN Kin Wah, Daniel

## PROFILES OF EXECUTIVE OFFICERS

### Mr. LEE Ching Ming, Adrian

Director and General Manager,  
Property Manager

Mr. Lee's role is of a supervisory and managerial nature at a senior level, and he has overall responsibility for the formulation and implementation of the business strategies of the Property Manager's leasing activities and also oversees advertising, marketing and public relations activities. He is concurrently an Assistant Director of Great Eagle Holdings Limited, a Director and the General Manager of The Great Eagle Estate Agents Limited and a non-executive director of Recruit Holdings Limited.

Mr. Lee has over 30 years of experience in the banking and property industry and holds a Bachelor of Social Sciences degree from the University of Hong Kong.

### Mr. LEUNG Tat Kai, Henry

Director and General Manager,  
DMC Sub-manager

Mr. Leung is responsible for the management of the property portfolio of the DMC Sub-manager. Prior to joining the DMC Sub-manager in 2002, he was a senior manager at the property manager of the International Finance Centre, Hong Kong's tallest office complex.

Mr. Leung holds a Bachelors, (honors) degree in Law from the University of London, a higher diploma in Company Secretaryship and Administration and a higher diploma in Surveying from The Hong Kong Polytechnic University. He is also a member of the Hong Kong Institute of Real Estate Administration and an associate member of the Institute of Chartered Secretaries and Administrators.

### Mr. NGAN Kin Wah, Daniel

Assistant General Manager,  
DMC Sub-manager

Mr. Ngan has more than 20 years of experience in the property management industry. Prior to joining the DMC Sub-manager in 2004, he worked for Hong Kong's biggest listed property company investing in commercial properties from 1981 to 2004.

Mr. Ngan holds a Master's degree in Science from the University of Greenwich, a Bachelor's degree in Commerce from Curtin University of Technology. He is also a member of the Hong Kong Institute of Real Estate Administration, a member of the Chartered Management Institute, a member of the American Society of Heating, Refrigerating and Air-conditioning Engineers Incorporation and a member of International Facility Management Association.

### Ms. LAM Yuk Lin, Violin

General Manager,  
Property Manager

As General Manager, Ms. Lam plays a key role in the implementation of Citibank Plaza's business and leasing strategies. She has been involved in leasing and marketing activities of Citibank Plaza since 1999 and entered the property industry in 1994.

Ms. Lam holds a Bachelor's degree in Communications from the University of Hawaii.

### Ms. MOK Lai Shim, Billian

Chief Estate Manager,  
DMC Sub-manager

Ms. Mok is Citibank Plaza's full-time DMC on-site manager and is primarily responsible for building management and maintenance operations. She has been involved in managing Citibank Plaza since 1993.

Ms. Mok holds a certificate from the Ontario Mortgage Brokers Association and a certificate in Housing Management. She is also a member of the Chartered Institute of Housing (United Kingdom).

### Ms. NG Yuk Hing, Rita

Marketing Manager,  
Property Manager

Ms. Ng is responsible for leasing and tenant management at Citibank Plaza. She has been involved in leasing and marketing activities in Citibank Plaza since 1999 and has over 20 years of working experience in various listed property companies.

#### Note

- 1 Citibank Plaza is not 100% owned by Champion REIT and Citibank Plaza is subject to the provisions of its Deed of Mutual Covenant ("DMC") which is an agreement commonly found in Hong Kong between the co-owners of the land and buildings. Consequently, A DMC Sub-manager is appointed to regulate the respective rights and obligations as co-owners and to provide for the building's effective maintenance and management.