

trustee's report

**TO THE UNITHOLDERS OF
CHAMPION REAL ESTATE INVESTMENT TRUST**

(a Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))

We hereby confirm that, in our opinion, the Manager of Champion Real Estate Investment Trust has, in all material respects, managed Champion Real Estate Investment Trust in accordance with the provisions of the Trust Deed dated 26 April 2006, as amended by the first supplemental deed dated 5 December 2006 for the period from 24 May 2006 to 31 December 2006.

HSBC Institutional Trust Services (Asia) Limited

(in its capacity as the trustee of Champion Real Estate Investment Trust)

Hong Kong, 15 March 2007