

Champion Real Estate Investment Trust 冠君產業信託

(a Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong)) (根據香港法例第571章證券及期貨條例第104條度認可的香港集體投資計劃)

(Stock Code 股份代號: 2778)

Managed by 管理人

Eagle Asset Management Eagle Asset Management (CP) Limited 鷹君資產管理(冠君)有限公司

22 April 2025

Dear Unitholder(s).

Notice of publication of (i) Circular to Unitholders dated 22 April 2025; (ii) Notice of 2025 Annual General Meeting; and (iii) Proxy Form (the "Current Corporate Communications")

The English and Chinese versions of the Current Corporate Communications of Champion Real Estate Investment Trust ("Champion REIT") are available at Champion REIT website at www.ChampionReit.com and the HKEXnews website at www.hkexnews.hk (the "Websites"). You may access the Current Corporate Communications by clicking on "Investor Relations" on the homepage of our website and selecting "Announcements and Circulars" section, or by browsing through the HKEXnews website. If you have elected to receive Corporate Communications (More) in printed form, the Current Corporate Communications is enclosed.

Arrangement of Electronic Dissemination of Corporate Communications

Pursuant to relevant regulations that came into effect from 31 December 2023, including Rule 2.07A of The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited concerning the expansion of paperless regime and electronic dissemination of Corporate Communications^(Note)), the Trust Deed of Champion REIT, and the Companies Ordinance (Chapter 622 of the Laws of Hong Kong) (together with the Companies (Amendment) Ordinance 2025 that commenced operation on 17 April 2025), Champion REIT hereby notifies you that Champion REIT has adopted implied consent mechanism for dissemination of Corporate Communications^(Note) by electronic means. Both English and Chinese versions of all future Corporate Communications^(Note) will be available electronically on Champion REIT website and the HKEXnews website, in place of printed copies. Printed copies will only be provided on request.

Notwithstanding the above, a notification of the publication of the Corporate Communications^(Note) and Actionable Corporate Communications^(Note) will be sent to you individually via email (provided that a valid email address has previously been provided to Champion REIT), in addition to being made available electronically on the Websites.

If you have not provided us with an email address or the email address provided is invalid but would like to receive email notification of the publication of the Corporate Communications^(Note) on the Websites and Actionable Corporate Communications^(Note) in electronic form in future, please complete, sign and return the Reply Form overleaf to Champion REIT at Suite 3008, 30th Floor, Great Eagle Centre, 23 Harbour Road, Wanchai, Hong Kong or by email to ChampionReit.ecom@eam.com.hk.

If you wish to receive current and future Corporate Communications^(Note) and Actionable Corporate Communications^(Note) in printed form, please complete and return the Request Form, which is available for download on Champion REIT website at www.ChampionReit.com, to Champion REIT. Alternatively, you can send an email to ChampionReit.ecom@eam.com.hk, specifying your name and your request to receive the Corporate Communications^(Note) and Actionable Corporate Communications^(Note) in printed form. Please note that such instruction will remain valid unless it is revoked, superseded, or until its expiry date on the last day of each calendar year (whichever is earlier). Further request will be required if you prefer to continue receiving printed copy of future Corporate Communications.

Should you have any queries relating to any of the above matters, please call Champion REIT telephone hotline at (852) 2879 1288 during business hours from 9:00 a.m. to 6:00 p.m., Monday to Friday, excluding Hong Kong public holidays, or send your enquiries to ChampionReit.ecom@eam.com.hk.

Yours faithfully,

Eagle Asset Management (CP) Limited

(as manager of Champion Real Estate Investment Trust)

Note: Unless otherwise specified, "Corporate Communications" refer to the annual report, interim report, notice of meeting, circular, proxy form and other Unitholders publications; and "Actionable Corporate Communications" refer to any Corporate Communications that seek instructions from the Unitholders on how they wish to exercise their rights or make elections as Unitholders.

各位基金單位持有人:

有關(i)日期為 2025年 4月 22日之致基金單位持有人通函、(ii) 基金單位持有人 2025 周年大會通告、及(iii)代表委任表格(「本次公司通訊」)之發布通知

冠君產業信託(「冠君產業信託」)的本次公司通訊的英文及中文版本已登載於冠君產業信託網站(<u>www.ChampionReit.com</u>)及披露易網站(<u>www.hkexnews.hk</u>)(「該等網站」)。 閣下可於冠君產業信託網站主頁按「投資者關係」一欄,以閱覽於「公告及通函」內登載之本次公司通訊,或於披露易網站閱覽。如 閣下已選擇收取公司通訊^{###}的印刷本,隨函附上本次公司通訊。

以電子方式發布公司捅訊之安排

根據自 2023 年 12 月 31 日起生效之相關規定,包括《香港聯合交易所有限公司證券上市規則》第 2.07A 條有關擴大無紙化制度及以電子方式發布公司通訊(Mit)之規定、冠君產業信託之信託契約,以及公司條例(香港法例第 622 章)(其中包括己於 2025 年 4 月 17 日生效的《2025 年公司(修訂)條例》),冠君產業信託謹此通知 閣下,冠君產業信託已採用默示同意機制通過電子方式發布公司通訊(Mit)。所有日後公司通訊(Mit)的英文版及中文版將上載於冠君產業信託網站和披露易網站,以代替印刷本。印刷本僅應要求提供。

儘管有上述安排,除將發布公司通訊^{網莊}的通知及可供採取行動的公司通訊^{網莊}在登載於冠君產業信託網站和披露易網站外,亦將透過電子郵件形式,向 閣下個別發送該通知(如 閣下曾提供有效的電郵地址予冠君產業信託)。

若 閣下並未提供電郵地址或所提供的電郵地址無效,而日後有意收取於該等網站發布的公司通訊^{網的}之電郵通知及可供採取行動的公司通訊^{網的}的電子版本,讀 閣下填妥及簽署本信函背面之回條,並交回冠君產業信託,地址為香港灣仔港灣道 23 號鷹君中心 30 樓 3008 室,或電郵至 ChampionReit.ecom@eam.com.hk。

若 閣下有意收取本次及日後公司通訊^(###)及可供採取行動的公司通訊^(###)之印刷版,請填妥冠君產業信託網站(www.ChampionReit.com)內登載的申 請表格,並交回冠君產業信託或發送電子郵件至 ChampionReit.ecom@eam.com.hk,並註明 閣下的姓名及收取公司通訊^(###)及可供採取行動的公司通 訊^(###)印刷版的要求。請注意,該指示將持續有效,直至被撤銷或取代,或至每個曆年的最後一天為止(以較早者為準)。若 閣下希望繼續收取公司通 訊^(###)之印刷本, 閣下必須重新提出請求。

如 閣下對本信函內容有任何疑問,請致電冠君產業信託之電話熱線 (852) 2879 1 288,辦公時間為星期一至五(香港公眾假期除外)上午九時正至下午六時正或發送電子郵件至 ChampionReit.ecom@eam.com.hk 查詢。

鷹君資產管理(冠君)有限公司

(冠君產業信託之管理人)

謹啓

2025年4月22日

Reply	Form	回條
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Champion Real Estate Investment Trust ("Champion REIT") To:

(Stock Code: 2778)

Suite 3008, 30th Floor, Great Eagle Centre, 23 Harbour Road, Wanchai, Hong Kong

致: 冠君產業信託(「冠君產業信託」)

(股份代號:2778)

香港灣仔港灣道 23 號鷹君中心 30 樓 3008 室

I/We hereby provide my			_	·=	future Co	rporate	Communications ^{(Note}	¹⁾ and Actionable Corporate
本人/吾等現以書面提供本人	/吾等之電子	・郵件地址・以	收取冠君產	業信託透過電	子方式發布的	的日後公司	司通訊 ^{<i>(附註 1)</i>及可供採取}	!行動的公司通訊 ^{<i>(附註1)</i> 。}
Email address ^(Note 4) 電郵地:	址 ^{<i>(附註 4)</i>:}							
Name of Unitholder(s) #:					Con	tact Num	ıber:	
基金單位持有人姓名#:	(Please use E	ENGLISH BLOCK I	ETTERS 請用英	文正楷填寫)	聯絡	電話號碼	:	
Signature(s) ^(Notes 2 & 3) : 簽名 ^(附註 2 及 3) :					Date 日期	-		

Please complete all your details clearly. Otherwise, this Reply Form will not be processed. 請清楚填妥 閣下之所有資料。否則,本回條將會不予處理。

Notes 附註

기업 Unless otherwise specified, "Corporate Communications" refer to the annual report, interim report, notice of meeting, circular, proxy form and other Unitholders publications; and "Actionable Corporate Communications" refer to any Corporate Communications that seek instructions from the Unitholders on how they wish to exercise their rights or make elections as Unitholders.

除非另有註明,「公司通訊」指任報、中期報告、會議通告、通函、代表委任表格及其他基金單位持有人刊物;而「可供採取行動的公司通訊」指任何涉及要求基金單位持有人指示其如何行使其權利或作出選擇的公司

- क्षत्रार्थः If your Units are held in jointly, the Unitholder whose name stands first on the Register of Unitholders of Champion REIT for the joint holding should sign this Reply Form for it to be valid. 如 閣下持有之基金單位屬聯名持有·本回條須由冠君產業信託基金單位持有人名冊上名列首位的聯名持有人簽署·方為有效。
- Any Reply Form without a signature or incorrectly completed will be void. 任何未簽署或填寫不完整的回條將作廢。
- 正向人来名式来高か了た強烈自然所刊的。
 It is the responsibility of the Unitholders to provide a functional email address. If your email address changes after submitting this Reply Form, please complete and return a new Reply Form with your updated email address to Champion REIT by email or post. Champion REIT will be deemed to have complied with the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited if it sends Corporate Communications/ewe² and Actionable Corporate Communications/ewe² in a Actionable Corporate Communications/ewe² in Action
- 金亚丰山时月八月真山走代月水之电影记证。 周日之电影中面上的表面来的重大自己的成月几度以,自绕两侧山南北市上,周上是州及之电影之地,这是电影或影响有人提供之電影地址發送公司通訊^{微红刀}及可供採取行動的公司通訊^{微红刀}市未收到任何,未送達信息」,則視為已遵守(香港聯合交易所有限公司證券上市規則)。 If you provide more than one email address via email, the reply form, and/or other means, only the latest email address provided will be registered. 如 閣下通過電影、回條及/或其他方式提供多於一個電影地址,僅最後提供的電影地址會被登記。
- For the avoidance of doubt, Champion REIT does not accept any other instructions provided on this Reply Form. 為免存疑·冠君產業信託不接受本回條上的任何其他指示。

PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料暨田

"Personal Data" in this statement has the same meaning as "personal data" in the Personal Data (Privacy) Ordinance, Chapter 4 86 of the Laws of Hong Kong ("PDPO"), which may include but not limited to your name, email address and/or contact number. Your Personal Data provided is on a voluntary basis, and the same is collected and will be disclosed or transferred to Units Registrar of Champion REIT and/or other companies or bodies solely for any of the purposes of receiving Corporate Communications and Actionable Corporate Communications of Champion REIT. Failure to provide sufficient information may render Champion REIT not able to process your instructions and/or receives. Your Personal Data will be retained for such period as may be necessary for verification and record purposes. You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data should be email to the Data Protection

access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data should be email to the Data Protection Officer at Data Privace@am.com.hk.
本壁中中所指的「個人資料,具有香港法例第 486 章(個人資料 私隱)條例》(「《私隱條例》,)中「個人資料,之涵義、當中包括(但不限於) 閣下之姓名、電郵地址及/或聯絡電話號碼。 閣下所提供的個人資料乃屬自願性質・有關資料僅就收取混君產業信託公司獲訊及可供採取行動的公司通訊之任何用途而收集及將披露或轉移予冠君產業信託基金單位過戶登記處及/或其他公司或團體。倘若 閣下未提供足夠資料。冠君產業信託可能無法處理 閣下的指示及 / 或要求。 閣下的個人資料將在適當期間內保留以作核實及記錄用途。 閣下有權根據《私隱條例》的條文查閱及/或修改 閣下的個人資料。任何該等查閱及/或修改個人資料要求均須電郵至保護資料專員 (DataPrivacy@eam.com.hk)。

Mailing Label 郵寄標籤

Champion Real Estate Investment Trust 冠君產業信託 Freepost No. 簡便回郵號碼: 10 GPO Hong Kong 香港

Please cut the mailing label and stick it on an envelope to return this form to us. No postage is necessary if posted in Hong Kong.

當 閣下寄回此表格時·請將郵寄標籤剪貼於信封上。 如在本港投寄・ 閣下無需支付郵費或貼上郵票