

ChampionREIT

冠君產業信託

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條獲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^(Note) 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 (www.ChampionReit.com) 及披露易網站 (www.hkexnews.hk) (「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^(Note)的印刷本，隨函附上本次公司通訊。

以電子方式發布公司通訊之安排

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^(Note)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) (其中包括已於 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^(Note)。所有日後公司通訊^(Note)的英文版及中文版將上載於冠君產業信託網站及披露易網站，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^(Note)的通知及可供採取行動的公司通訊^(Note)在登載於冠君產業信託網站及披露易網站外，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^(Note)之電郵通知及可供採取行動的公司通訊^(Note)的電子版本，請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^(Note)及可供採取行動的公司通訊^(Note)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^(Note)及可供採取行動的公司通訊^(Note)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^(Note)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)
謹啟

2025 年 4 月 22 日

附註：除非另有註明，「公司通訊」指年報、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通訊。



CHRH

To: Champion Real Estate Investment Trust ("Champion REIT")
(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

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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。