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**NOTICE OF LISTING ON  
THE STOCK EXCHANGE OF HONG KONG LIMITED**

**Treasure Source Limited  
(the “Issuer”)**

*(incorporated in Hong Kong with limited liability)*

**HK\$765,000,000**

**2 per cent. Guaranteed Convertible Bonds of the Issuer due 2011  
(the “Convertible Bonds”) (Stock Code: 1511)**

**convertible into Units of Champion Real Estate Investment Trust  
(“Champion REIT”) (Stock Code: 2778)**



*(a Hong Kong collective investment scheme authorized under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and managed by Eagle Asset Management (CP) Limited (the “REIT Manager”))*

**Eagle Asset Management**

**Eagle Asset Management (CP) Limited**

**guaranteed by**

**HSBC Institutional Trust Services (Asia) Limited**

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

*(incorporated in Hong Kong with limited liability)*

**Sole Global Coordinator**

**Merrill Lynch International**

**Joint Bookrunners and Lead Managers**

**Merrill Lynch International      Citigroup Global Markets Limited      J.P. Morgan Securities Ltd.**

Application has been made to The Stock Exchange of Hong Kong Limited for the listing of, and permission to deal in, the Convertible Bonds as more particularly described in the Offering Circular relating thereto dated 18 December 2006. Permission for the listing of, and dealing in, the Convertible Bonds is expected to become effective on or about 27 December 2006.

20 December 2006

As at the date of this announcement, the Board of Directors of the Issuer comprises:

*Directors:*

Dr. Lo Ka Shui

Mr. Lo Kai Shui

Mr. Jeremy Bellinger Stewardson

As at the date of this announcement, the Board of Directors of the REIT Manager comprises:

*Non-Executive Directors:*

Dr. Lo Ka Shui (Chairman), Mr. Ang Keng Lam, Mr. Cheng Wai Chee, Christopher and Mr. Lo Kai Shui

*Executive Director:*

Mr. Jeremy Bellinger Stewardson (*Chief Executive Officer*)

*Independent Non-Executive Directors:*

Mr. Cha Mou Sing, Payson, Professor K.C. Chan, Mr. David Gordon Eldon and Mr. Shek Lai Him, Abraham

“Please also refer to the published version of this announcement in The Standard.”