



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))*
(Stock Code: 2778)

Managed by
Eagle Asset Management
Eagle Asset Management (CP) Limited

Treasure Source Limited
(“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

Suspension of Trading

At the request of Eagle Asset Management (CP) Limited, the manager of Champion Real Estate Investment Trust (“Champion REIT”) and the Issuer, trading in the units of Champion REIT and the Convertible Bonds will be suspended with effect from 9:30 a.m. on 14 February 2008 pending the release of an announcement regarding the possible very substantial acquisition and connected party transactions of Champion REIT under the Code on Real Estate Investment Trusts.

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

Executive Director:

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

Non-executive Directors:

Dr. Lo Ka Shui (*Chairman*), Mr. Cheng Wai Chee, Christopher, Mr. Lo Kai Shui and
Mr. Ho Shut Kan

Independent Non-executive Directors:

Mr. Cha Mou Sing, Payson, Mr. David Gordon Eldon and Mr. Shek Lai Him, Abraham

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

By Order of the Board
Eagle Asset Management (CP) Limited
(as manager of Champion Real Estate
Investment Trust)
Jeremy Bellinger Stewardson
Executive Director and
Chief Executive Officer

By Order of the Board
Treasure Source Limited
Jeremy Bellinger Stewardson
Director

Hong Kong, 14 February 2008