

*This announcement is issued in connection with the transaction relating to the retail, carpark and certain office portions of Langham Place and related matters, in compliance with the REIT Code and the Listing Rules, and should not be used for any other purpose. This announcement is not for distribution, directly or indirectly, in or into the United States and the information contained in this announcement is not for publication or distribution in the United States. This announcement is not an offer of securities for sale into the United States. The securities may not be offered or sold in the United States or to, or for the account or benefit of, U.S. persons (as such term is defined in Regulation S under the Securities Act of 1933) unless they are registered or exempt from registration. There will be no public offer of securities in the United States.*



**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 28 May 2008 pending the release of an announcement regarding the placing of placement units and convertible bonds in relation to the very substantial acquisition and connected party transactions of Champion REIT under the Code on Real Estate Investment Trusts.

By Order of the Board  
**Eagle Asset Management (CP) Limited**  
**(as manager of Champion Real Estate**  
**Investment Trust)**

**Lee Ching Ming, Adrian**  
*Executive Director and*  
*Chief Executive Officer*

By Order of the Board  
**Treasure Source Limited**

**Lee Ching Ming, Adrian**  
*Director*

Hong Kong, 27 May 2008

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

*Executive Director:*

Mr. Lee Ching Ming, Adrian (*Chief Executive Officer*)

*Non-executive Directors:*

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

*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. Lee Ching Ming, Adrian