



**Monthly Return for Collective Investment Scheme listed under Chapter 20 of the Exchange Listing Rules (other than listed open-ended Collective Investment Scheme) on Movements in Units**

For the month ended (dd/mm/yyyy) : 31 December 2009

To : Hong Kong Exchanges and Clearing Limited

Name of Scheme Champion Real Estate Investment Trust

Date Submitted 5 January 2010

Stock Code 2778

I. Movements in Interests

	No. of units	
	(1)	(2)
Balance at close of preceding month	<u>4,823,534,789</u>	<u>--</u>
Increase / (decrease) during the month	<u>--</u>	<u>--</u>
EGM approval date	<u>--</u>	<u>--</u>
Balance at close of the month	<u>4,823,534,789</u>	<u>--</u>

II. Details of Movements in Units

Unit Options (under Unit Option Schemes of the Scheme)

Particulars of unit option scheme including EGM approval date (dd/mm/yyyy)	Movement during the month				No. of new units in Scheme issued during the month pursuant thereto	No. of new units in Scheme which may be issued pursuant thereto as at close of the month
	Granted	Exercised	Cancelled	Lapsed		
1. -- _____ _____ _____ ( / / )	--	--	--	--	--	--
2. -- _____ _____ _____ ( / / )	--	--	--	--	--	--
3. -- _____ _____ _____ ( / / )	--	--	--	--	--	--
				Total	A. --	
Total funds raised during the month from exercise of options (State currency)				--		

Warrants to Issue Units in the Scheme which are to be Listed

Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of nominal value	Nominal value at close of preceding month	Exercised during the month	Nominal value at close of the month	No. of new units in Scheme issued during the month pursuant thereto	No. of new units in Scheme which may be issued pursuant thereto as at close of the month
1. -- _____ _____ _____ _____	--	--	--	--	--	--
( / / ) Stock code (if listed) _____ Subscription price _____ EGM approval date (if applicable) (dd/mm/yyyy) ( / / )						
2. -- _____ _____ _____ _____	--	--	--	--	--	--
( / / ) Stock code (if listed) _____ Subscription price _____ EGM approval date (if applicable) (dd/mm/yyyy) ( / / )						
3. -- _____ _____ _____ _____	--	--	--	--	--	--
( / / ) Stock code (if listed) _____ Subscription price _____ EGM approval date (if applicable) (dd/mm/yyyy) ( / / )						
4. -- _____ _____ _____ _____	--	--	--	--	--	--
( / / ) Stock code (if listed) _____ Subscription price _____ EGM approval date (if applicable) (dd/mm/yyyy) ( / / )						
				Total B. --		

## Convertibles (i.e. Convertible into Units in the Scheme which are to be Listed)

Class and description	Currency of amount outstanding	Amount at close of preceding month	Converted during the month	Amount at close of the month	No. of new units in Scheme issued during the month pursuant thereto	No. of new units in Scheme which may be issued pursuant thereto as at close of the month
1. <u>Treasure Source Limited</u> <u>- HK\$765,000,000 2%</u> <u>Coupon Guaranteed</u> <u>Convertible Bonds</u> <u>due 2011</u>	HK\$	765,000,000	--	765,000,000	NIL	179,577,464 (assuming full conversion of the Convertible Bonds)
Stock code (if listed)	1511					
Subscription price	HK\$4.26 per unit					
EGM approval date (if applicable) (dd/mm/yyyy)	( -- / -- / -- )					
2. <u>Fair Vantage Limited</u> <u>- HK\$4,660,000,000 1%</u> <u>Coupon Guaranteed</u> <u>Convertible Bonds</u> <u>due 2013</u>	HK\$	4,660,000,000	--	4,660,000,000	NIL	1,216,710,182 (assuming full conversion of the Convertible Bonds)
Stock code (if listed)	4300					
Subscription price	HK\$3.83 per unit					
EGM approval date (if applicable) (dd/mm/yyyy)	( 06 / 03 / 2008 )					
3. <u>--</u> <u>-----</u> <u>-----</u> <u>-----</u> <u>-----</u>	--	--	--	--	--	--
Stock code (if listed)	-----					
Subscription price	-----					
EGM approval date (if applicable) (dd/mm/yyyy)	( / / )					
4. <u>--</u> <u>-----</u> <u>-----</u> <u>-----</u> <u>-----</u>	--	--	--	--	--	--
Stock code (if listed)	-----					
Subscription price	-----					
EGM approval date (if applicable) (dd/mm/yyyy)	( / / )					
				Total C.	NIL	

Any other Agreements or Arrangements to Issue Units in the Scheme which are to be Listed, including Options (other than under Unit Option Schemes)

Full particulars including EGM approval date (dd/mm/yyyy), if applicable:	No. of new units in Scheme issued during the month pursuant thereto	No. of new units in Scheme which may be issued pursuant thereto as at close of the month
1. -- _____ _____ _____ ( / / )	--	--
2. -- _____ _____ _____ ( / / )	--	--
3. -- _____ _____ _____ ( / / )	--	--
Total	D. --	

## Other Movements in Units

Type of Issue				No. of new units in Scheme issued during the month pursuant thereto	No. of new units in Scheme which may be issued pursuant thereto as at close of the month	
1.	Rights issue	At price :	State currency _____	Issue and allotment date : (dd/mm/yyyy) ( / / ) EGM approval date (dd/mm/yyyy) ( / / )	____ -- ____	____ -- ____
2.	Open offer	At price :	State currency _____	Issue and allotment date : (dd/mm/yyyy) ( / / ) EGM approval date (dd/mm/yyyy) ( / / )	____ -- ____	____ -- ____
3.	Placing	At price :	State currency _____	Issue and allotment date : (dd/mm/yyyy) ( / / ) EGM approval date (dd/mm/yyyy) ( / / )	____ -- ____	____ -- ____
4.	Bonus issue			Issue and allotment date : (dd/mm/yyyy) ( / / ) EGM approval date (dd/mm/yyyy) ( / / )	____ -- ____	____ -- ____
5.	Scrip dividend	At price :	State currency _____	Issue and allotment date : (dd/mm/yyyy) ( / / ) EGM approval date (dd/mm/yyyy) ( / / )	____ -- ____	____ -- ____
6.	Repurchase of units			Cancellation date : (dd/mm/yyyy) ( / / ) EGM approval date (dd/mm/yyyy) ( / / )	____ -- ____	____ -- ____
7.	Redemption of units			Redemption date : (dd/mm/yyyy) ( / / ) EGM approval date (dd/mm/yyyy) ( / / )	____ -- ____	____ -- ____

Type of Issue				No. of new units in Scheme issued during the month pursuant thereto	No. of new units in Scheme which may be issued pursuant thereto as at close of the month
8.	Consideration issue	At price :	State currency _____	Issue and allotment date : (dd/mm/yyyy) ( / / ) EGM approval date (dd/mm/yyyy) ( / / )	____ --      ____ --
9.	Other (Please specify)	At price :	State currency _____	Issue and allotment date : (dd/mm/yyyy) ( / / ) EGM approval date (dd/mm/yyyy) ( / / )	____ --      ____ --
				Total E. -- _____	

Total increase-/ (decrease) during the month (i.e. Total of A to E): \_\_\_\_\_ --

*(This figure should be the same as the relevant figure under I above (“Movements in Interests”).)*

Remarks (if any):

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Submitted by: Lee Ching Ming, Adrian  
Executive Director and Chief Executive Officer,  
Eagle Asset Management (CP) Limited  
Title: (as Manager of Champion Real Estate Investment Trust)  
(Director, Secretary or other duly authorised officer)

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Note : If there is insufficient space, please append the prescribed continuation sheet.