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**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

**FINAL DISTRIBUTION PER UNIT  
FOR THE 2010 INTERIM DISTRIBUTION**

The purpose of this announcement is to inform the Unitholders of the final distribution per Unit for the 2010 Interim Distribution.

Further to the Interim Results Announcement, the Board wishes to announce that the final distribution per Unit for the 2010 Interim Distribution shall be HK\$0.1076.

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According to the Interim Results Announcement, an interim distribution of HK\$0.1079 per Unit will be paid to persons who are registered Unitholders as at the Record Date, subject to dilution upon issuance of Units to the REIT Manager for settlement of the Manager's Fee in respect of the first half of year 2010 and upon receipt of conversion notice, if any, in respect of the Bonds before the Closed Period.

On 31 August 2010, 15,485,825 new Units (representing approximately 0.3141% of the 4,930,584,756 Units in issue immediately after such issue) were issued to the REIT Manager for settlement of the Manager's Fee in respect of Citibank Plaza Properties. No notice of conversion had been received from any Bondholders and no Bonds were converted before the Closed Period. Accordingly, the Board announces that the final distribution per Unit for the 2010 Interim Distribution shall be HK\$0.1076.

## DEFINITIONS

“2006 Convertible Bonds”	the 2% coupon guaranteed convertible bonds due 2011 in the aggregate principal amount of HK\$765 million issued by Treasure Source Limited convertible into Units at the latest adjusted conversion price of HK\$4.26 per Unit
“2008 Convertible Bonds”	the 1% coupon guaranteed convertible bonds due 2013 in the aggregate principal amount of HK\$4,660 million issued by Fair Vantage Limited convertible into Units at the latest adjusted conversion price of HK\$3.69 per Unit
“2010 Interim Distribution”	the distribution for the six-month period ended 30 June 2010
“Board”	the board of directors of the REIT Manager
“Bonds”	collectively, the 2006 Convertible Bonds and the 2008 Convertible Bonds issued by the respective entities wholly owned and controlled by the Trustee
“Bondholders”	holders of the Bonds
“Champion REIT”	Champion Real Estate Investment Trust
“Citibank Plaza Properties”	Citibank Plaza located at 3 Garden Road, Central, Hong Kong owned by Champion REIT with the exception of the 3rd Floor (other than the circulation area) and the whole of the 4th, 5th and 6th Floors of Citibank Tower
“Closed Period”	during the closure of the Champion REIT’s register of Unitholders (i.e. 6 September 2010 to 9 September 2010, both days inclusive), no Bondholders have the right to covert their Bonds into Units
“Interim Results Announcement”	2010 Interim Results Announcement dated 16 August 2010 issued by the REIT Manager
“Manager’s Fee”	the fee of approximately HK\$59,311,000 payable by Champion REIT to the REIT Manager in respect of Citibank Plaza Properties for the six-month period ended 30 June 2010
“REIT Manager”	Eagle Asset Management (CP) Limited, as manager of Champion REIT
“Record Date”	9 September 2010

“Trustee”	HSBC Institutional Trust Services (Asia) Limited, as trustee of Champion REIT
“Unitholders”	holders of the Units
“Units”	the units of Champion REIT

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

Hong Kong, 9 September 2010

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

*Non-executive Directors:*

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

*Executive Director:*

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

*Independent Non-executive Directors:*

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