



Champion REIT

冠君產業信託

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

FORM OF PROXY FOR USE BY UNITHOLDERS AT THE EXTRAORDINARY GENERAL MEETING

I/We _____ (Name)
of _____ (Address)
being the registered holder(s) of units (“Unitholder(s)”) of Champion Real Estate Investment Trust (“Champion REIT”), hereby appoint _____ (Name)
of _____ (Address)
or failing him/her, the Chairman of the Extraordinary General Meeting, as my/our proxy to attend, act and vote on my/our behalf _____ units of Champion REIT (the “Units”) at the Extraordinary General Meeting of Unitholders of Champion REIT to be held at the Penthouse, Great Eagle Centre, 23 Harbour Road, Wanchai, Hong Kong on Wednesday, 15 December 2010 at 3:00 p.m. and at any adjournment thereof and vote for me/us on the undermentioned resolution as indicated below.

Terms defined in the circular of Champion REIT dated 30 November 2010 (the “Circular”) shall have the same meanings when used in this form of proxy, unless the context otherwise requires.

ORDINARY RESOLUTION	FOR	AGAINST
To approve the Waiver Extension of the Connected Party Transactions and the proposed New Annual Caps as described in the Circular and authorise the REIT Manager and any of its directors to complete and do or cause to be done all such acts and things to give effect to such approval.		

Dated this _____ day of _____ 2010 Signature(s) of Unitholder(s) _____

Notes:

- Full name(s) and address(es) to be inserted in **BLOCK CAPITALS**.
- A Unitholder entitled to attend the Extraordinary General Meeting is entitled to appoint one or more proxies to attend, act and vote in his/her stead. If any proxy other than the Chairman of the Extraordinary General Meeting is preferred, a Unitholder should insert the name and address of the proxy desired in the space provided and strike out the words “or, failing him, the Chairman of the Extraordinary General Meeting.”
- A Unitholder should insert the total number of Units registered in his/her name(s). If no number is inserted, this form of proxy will be deemed to relate to all the Units registered in name of Unitholder.
- IMPORTANT: IF YOU WISH TO VOTE FOR THE RESOLUTION, PLEASE PUT A “✓” IN THE APPROPRIATE BOX MARKED “FOR”. IF YOU WISH TO VOTE AGAINST THE RESOLUTION, PLEASE PUT A “✓” IN THE APPROPRIATE BOX MARKED “AGAINST”.** Failure to put a “✓” in any boxes will entitle your proxy to cast your vote at his discretion. A “✓” in the relevant box indicates that the votes attached to all the Units stated above as held by you will be cast accordingly and a number in the relevant box indicates that the votes attached to the number of Units referred to in the box will be cast accordingly. The total number of Units referred to in both boxes for the same resolution cannot exceed the number of Units stated above as held by you.
- The form of proxy must be signed by you or your attorney duly authorised in writing or, in the case of a legal person, must either be executed under its seal or under the hand of a legal representative or other attorney duly authorised to sign the same. If this form of proxy is signed by an attorney of the appointer, the power of attorney authorising that attorney to sign, or other document of authorisation, must be notarially certified.
- In the case of joint holders of a unit, the vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holder(s) and for this purpose seniority shall be determined by the order in which the names stand in the Register of Unitholders.
- In order to be valid, this form of proxy, together with the power of attorney or other authority, if any, under which it is signed or a notarially certified copy of such power of attorney or authority, if any, must be deposited at the registered office of the REIT Manager of Suite 3008, 30th Floor, Great Eagle Centre, 23 Harbour Road, Wanchai, Hong Kong, not less than 48 hours before the time appointed for the holding of the Extraordinary General Meeting or any adjournment thereof.
Completion and return of the form of proxy will not preclude you from attending and voting in person should you so wish. In the event that you attend the meeting or adjourned meeting (as the case may be) after having lodged a form of proxy, the form of proxy will be deemed to have been revoked.
- Pursuant to the Trust Deed, at any meeting a resolution put to the vote of the meeting shall be decided on a poll and the result of the poll shall be deemed to be the resolution of the meeting.
- On a poll every Unitholder who is present in person or by proxy shall have one vote for every Unit of which he/she is the Unitholder. A person entitled to more than one vote need not use all his/her votes or cast them in the same way.
- ANY ALTERATION MADE TO THIS FORM OF PROXY MUST BE INITIALED BY THE PERSON WHO SIGNS IT.**

