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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 2011 INTERIM DISTRIBUTION**

The purpose of this announcement is to inform the Unitholders of the final distribution per Unit for the 2011 Interim Distribution.

Further to the Interim Results Announcement, the Board wishes to announce that the final distribution per Unit for the 2011 Interim Distribution shall be HK\$0.1045.

The purpose of this announcement is to inform the Unitholders of the final distribution per Unit for the 2011 Interim Distribution.

According to the Interim Results Announcement, an interim distribution of HK\$0.1048 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 60% of the Manager's Fee in respect of the first half of year 2011 and upon receipt of conversion notice in respect of the Bonds, if any, from 1 July 2011 up to the Record Date.

On 6 July 2011, 2,770 new Units (representing approximately 0.0001% of the 4,942,222,269 Units in issue immediately after such issue) were issued to settle the conversion of a principal amount of 2008 Convertible Bonds. As announced on 26 August 2011, 14,367,734 new Units (representing approximately 0.2899% of the 4,956,590,003 Units in issue immediately after such issue) were issued to the REIT Manager for settlement of 60% of the Manager's Fee arising from the real estate owned by Champion REIT. Accordingly, the Board announces that the final distribution per Unit for the 2011 Interim Distribution shall be HK\$0.1045 and will be payable on 3 October 2011 to Unitholders whose names appear on the Register of Unitholders on the Record Date.

DEFINITIONS

“2008 Convertible Bonds”	the 1% coupon guaranteed convertible bonds due 2013 in the aggregate principal amount of HK\$4,680 million issued by Fair Vantage Limited convertible into Units at the latest adjusted conversion price of HK\$3.61 per Unit
“2011 Interim Distribution”	the distribution for the six-month period ended 30 June 2011
“Board”	the board of directors of the REIT Manager
“Bonds”	the 2008 Convertible Bonds issued by the an entity wholly owned and controlled by the Trustee
“Champion REIT”	Champion Real Estate Investment Trust
“Interim Results Announcement”	2011 Interim Results Announcement dated 11 August 2011 issued by the REIT Manager
“Manager’s Fee”	the fee of approximately HK\$91,786,000 payable by Champion REIT to the REIT Manager arising from the real estate owned by Champion REIT for the six-month period ended 30 June 2011
“REIT Manager”	Eagle Asset Management (CP) Limited, as manager of Champion REIT
“Record Date”	14 September 2011
“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, 14 September 2011

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. Shek Lai Him, Abraham and Mr. Ip Yuk Keung, Albert