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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 FINAL DISTRIBUTION

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

Further to the Final Results Announcement, the Board wishes to announce that the final distribution per Unit for the 2011 Final Distribution shall be HK\$0.1191.

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According to the Final Results Announcement, a final distribution of HK\$0.1196 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 second half of year 2011 and upon receipt of conversion notice in respect of the Bonds, if any, from 1 January 2012 up to the Record Date.

As announced on 6 March 2012, 16,685,008 new Units (representing approximately 0.3355% of the 4,973,275,011 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. During the period from 1 January 2012 and before the Record Date, no notices of conversion were received from any Bondholders and no Bonds were converted. Accordingly, the Board announces that the final distribution per Unit for the 2011 Final Distribution shall be HK\$0.1191 and will be payable on 16 May 2012 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 (to be adjusted to HK\$3.44 per Unit with effect from 16 May 2012)
“2011 Final Distribution”	the distribution for the six months period ended 31 December 2011
“Board”	the board of directors of the REIT Manager
“Bonds”	the 2008 Convertible Bonds issued by an entity wholly owned and controlled by the Trustee
“Bondholders”	holders of the Bonds
“Champion REIT”	Champion Real Estate Investment Trust
“Final Results Announcement”	2011 Final Results Announcement dated 20 February 2012 issued by the REIT Manager
“Manager’s Fee”	the fee of approximately HK\$95,688,000 paid by Champion REIT to the REIT Manager arising from the real estate owned by Champion REIT for the six months ended 31 December 2011
“REIT Manager”	Eagle Asset Management (CP) Limited, as manager of Champion REIT
“Record Date”	3 May 2012
“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)
Lee Ching Ming, Adrian
Executive Director and
Chief Executive Officer

Hong Kong, 3 May 2012

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