

Champion Real Estate Investment Trust
冠君產業信託

(a Hong Kong collective investment scheme authorised under section 104 of the Securities and Future Ordinance (Chapter 571 of the Laws of Hong Kong))
(根據香港法例第 571 章證券及期貨條例第 104 條獲認可的香港集體投資計劃)
(Stock Code 股份代號: 2778)

Managed by
管理人

Eagle Asset Management
Eagle Asset Management (CP) Limited
鷹君資產管理(冠君)有限公司

NOTIFICATION LETTER 通知信函

Dear Non-registered Unitholder ⁽¹⁾,

19 March 2013

Champion Real Estate Investment Trust (“Champion REIT”)

– **Notice of publication of (i) 2012 Annual Report, (ii) Circular in relation to General Mandates to Repurchase Units and Notice of 2013 Annual General Meeting and (iii) Proxy Form (the “Current Corporate Communication”)**

The English and Chinese versions of Champion REIT’s Current Corporate Communication are available at Champion REIT’s website at www.ChampionReit.com and the designated website of The Stock Exchange of Hong Kong Limited (“**Stock Exchange**”) at www.hkexnews.hk. You may access the Current Corporate Communication by clicking “Investor Centre” on the homepage of our website and selecting “Reports and Accounts” section or by browsing through the Stock Exchange’s website.

If you want to receive printed version of the Current Corporate Communication and all future Corporate Communications ⁽²⁾, please complete the Request Form on the reverse side and return it to the Unit Registrar of Champion REIT c/o Computershare Hong Kong Investor Services Limited at 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wanchai, Hong Kong (the “**Unit Registrar**”), using the mailing label printed thereon (no stamps will be required if posted in Hong Kong; otherwise, please affix appropriate stamps and postages) or by email to ChampionReit.ecom@computershare.com.hk. The Request Form may also be downloaded from Champion REIT’s website at www.ChampionReit.com or the Stock Exchange’s website at www.hkexnews.hk.

Should you have any queries relating to any of the above matters, please call Champion REIT’s telephone hotline at (852) 2862 8688 during business hours from 9:00 a.m. to 6:00 p.m. Monday to Friday, excluding Hong Kong public holidays or send your enquires to ChampionReit.ecom@computershare.com.hk.

Yours faithfully,
For and on behalf of
Eagle Asset Management (CP) Limited
(as manager of Champion Real Estate Investment Trust)
Lo Ka Shui
Chairman

Note 1: This letter is addressed to Non-registered Unitholders (“Non-registered Unitholder” means such person or company whose units are held in The Central Clearing and Settlement System (CCASS), either directly as a beneficial unitholder or through a broker or custodian, and who has notified Champion REIT from time to time through Hong Kong Securities Clearing Company Limited of his/her/its wishes to receive Corporate Communications). If you have sold or transferred your units in Champion REIT, please disregard this letter and the Request Form on the reverse side.

Note 2: Corporate Communications include but are not limited to (a) annual report together with the independent auditors’ report; (b) interim report; (c) notice of meeting; (d) listing document; (e) circular; and (f) proxy form.

各位非登記基金單位持有人⁽¹⁾：

冠君產業信託（「冠君產業信託」）

– **有關(i) 2012 年年報、(ii) 回購基金單位之一般性授權及 2013 年基金單位持有人周年大會通告之通函及(iii) 代表委任表格（「本公司通訊」）之發布通知**

冠君產業信託的本次公司通訊的中、英文版本已上載於冠君產業信託網站(www.ChampionReit.com)及香港聯合交易所有限公司(「**聯交所**」)之指定網站(www.hkexnews.hk)，歡迎瀏覽。閣下可於冠君產業信託網站主頁按「投資者中心」一欄，以閱覽於「財務報告」登載之本次公司通訊，或於聯交所網站閱覽。

如閣下欲收取本次公司通訊及所有日後公司通訊⁽²⁾之印刷本，請填妥本信函背面的申請表格，並使用隨附之郵寄標籤寄回冠君產業信託基金單位過戶登記處香港中央證券登記有限公司，地址為香港灣仔皇后大道東 183 號合和中心 17M 樓(「**基金單位過戶登記處**」)(如在香港投寄，毋須貼上郵票；否則，請貼上適當郵資之郵票)或發送電郵至 ChampionReit.ecom@computershare.com.hk。申請表格亦可於冠君產業信託網站(www.ChampionReit.com)或聯交所網站(www.hkexnews.hk)內下載。

如對本信函內容有任何疑問，請致電本公司電話熱線(852)2862 8688，辦公時間為星期一至五（香港公眾假期除外）上午 9 時正至下午 6 時正或發送電郵至 ChampionReit.ecom@computershare.com.hk。

承董事會命
鷹君資產管理（冠君）有限公司
(冠君產業信託之管理人)
主席
羅嘉瑞
謹啓

2013 年 3 月 19 日

附註 1：本信函乃向非登記基金單位持有人發出。「非登記基金單位持有人」指基金單位存放於中央結算及交收系統，及不時透過香港中央結算有限公司通知冠君產業信託希望收到公司通訊的人士或公司（彼等直接實益持有基金單位，或透過經紀或保管人持有該等基金單位）。如閣下已經出售或轉讓所持有之冠君產業信託基金單位，則無需理會本信函及其背面之申請表格。

附註 2：公司通訊包括但不限於：(a) 年度報告連同獨立核數師報告；(b) 中期報告；(c) 會議通告；(d) 上市文件；(e) 通函；及(f) 委任代表表格。