

ChampionREIT

冠君產業信託

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 Futures 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(s)⁽¹⁾,

28 November 2019

Champion Real Estate Investment Trust (“Champion REIT”)

– **Notice of publication of (i) Circular in relation to Extension of Existing Connected Party Transaction Waiver and Proposed New Annual Caps for Certain Connected Party Transactions and Notice of Extraordinary General Meeting and Closure of Register of Unitholders; and (ii) Proxy Form (the “Current Corporate Communications”)**

The English and Chinese versions of the Current Corporate Communications of Champion REIT are available at Champion REIT’s website at www.ChampionReit.com and the designated website of Hong Kong Exchanges and Clearing Limited (the “HKEX”) at www.hkexnews.hk. You may access the Current Corporate Communications by clicking “Investor Relations” on the homepage of our website and selecting “Announcements and Circulars” section or by browsing through the HKEX’s website.

For Non-registered Unitholder who has elected to receive Corporate Communications⁽²⁾ in printed form, the printed version of the Current Corporate Communications is enclosed herewith.

If you would like to (i) change your means of receipt and/or choice of language of future Corporate Communications and/or (ii) receive printed version of the Current Corporate Communications, please complete the Request Form on the reverse side (the “Request Form”) and return it to us c/o the Unit Registrar, Computershare Hong Kong Investor Services Limited at 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wanchai, Hong Kong, 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@eam.com.hk. The Request Form may also be downloaded from Champion REIT’s website at www.ChampionReit.com or the HKEX’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 enquiries to ChampionReit.ecom@eam.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 not limited to (a) annual 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）延長現有有關連人士交易豁免及若干有關連人士交易之建議新年度上限及特別大會通告及暫停辦理基金單位持有人過戶登記之通函；及（ii）代表委任表格（「本次公司通訊」）之發布通知**

冠君產業信託的本次公司通訊的英文及中文版本已登載於冠君產業信託網站（www.ChampionReit.com）及香港交易及結算所有限公司（「香港交易所」）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「投資者關係」一欄，以閱覽於「公告及通函」內登載之本次公司通訊，或於香港交易所網站閱覽。

對已選擇收取公司通訊⁽²⁾印刷本的非登記基金單位持有人，隨函已附奉本次公司通訊之印刷本。

如閣下欲（i）更改收取日後公司通訊之方式及／或語言版本之選擇，及／或（ii）收取本次公司通訊之印刷本，請填妥本信函背面的申請表格（「申請表格」），並使用隨附之郵寄標籤寄回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（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@eam.com.hk。申請表格亦可於冠君產業信託網站（www.ChampionReit.com）或香港交易所網站（www.hkexnews.hk）內下載。

如對本信函內容有任何疑問，請致電冠君產業信託之電話熱線（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@eam.com.hk 查詢。

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
謹啟

2019年11月28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」指其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，則毋須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；(b) 中期報告；(c) 會議通告；(d) 上市文件；(e) 通函；及 (f) 代表委任表格。

CHRH-28112019-1(7)