

ChampionREIT

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

PROXY FORM FOR 2023 ANNUAL GENERAL MEETING

I/We ^(Note 1), _____ (Name)
of _____ (Address)
being the registered holder(s) of ^(Note 2) _____ units
("Unitholder(s)") of Champion Real Estate Investment Trust ("Champion REIT"), hereby appoint ^(Note 3)
_____ (Name)
of _____ (Address)
or failing him/her, **THE CHAIRMAN OF THE MEETING** ^(Note 3) as my/our proxy to attend and vote for me/us and
on my/our behalf at the Annual General Meeting ("2023 AGM") of Champion REIT to be held at 32nd Floor,
Great Eagle Centre, 23 Harbour Road, Wanchai, Hong Kong on Thursday, 25 May 2023 at 4:00pm and at any
adjournment thereof, and specifically direct my/our proxy to vote in respect of the resolutions as indicated below,
or if no such indication is given, as my/our proxy thinks fit.

Terms defined in the circular of Champion REIT dated 21 April 2023 shall have the same meanings when used in this proxy form, unless the context otherwise requires.

	ORDINARY RESOLUTIONS ^(Note 5)	FOR ^(Note 4)	AGAINST ^(Note 4)
3.	To re-elect Professor Chan Ka Keung, Ceajer as an Independent Non-executive Director of the REIT Manager.		
4.	To re-elect Mr Ip Yuk Keung, Albert as an Independent Non-executive Director of the REIT Manager.		
5.	To approve the grant of a general mandate to the REIT Manager to buy-back Units not exceeding 10% of the issued Units.		

Date ^(Note 6)

Signature ^(Note 6)

Notes:

- Please complete the name and address in ENGLISH BLOCK CAPITALS. The names of all joint Unitholders should be stated.
- Please insert the number of units registered in the name of the Unitholder(s). If no number is inserted, this proxy form will be deemed to relate to all the units registered in the name of the Unitholder(s).
- If any proxy other than the chairman of the meeting is preferred, please insert the full name and address of the proxy desired in the space provided. A Unitholder entitled to attend and vote at the meeting of Champion REIT is entitled to appoint one or more proxies to attend and vote on his/her behalf. **ANY ALTERATION MADE TO THIS PROXY FORM MUST BE INITIALED BY THE PERSON WHO SIGNS IT.** The proxy need not be a Unitholder of Champion REIT, but must attend the meeting (or any adjournment thereof) to represent you.
- IMPORTANT: IF YOU WISH TO VOTE FOR A RESOLUTION, TICK (✓) IN THE RELEVANT BOX BELOW THE BOX MARKED "FOR". IF YOU WISH TO VOTE AGAINST A RESOLUTION, TICK (✓) IN THE RELEVANT BOX BELOW THE BOX MARKED "AGAINST".** Failure to tick either box in respect of a resolution will entitle your proxy to cast your vote in respect of that resolution at his/her discretion or to abstain. **Your proxy will also be entitled to vote at his/her discretion or to abstain on any resolution properly put to the meeting other than those referred to in the notice convening the meeting.**
- Please refer to the circular of Champion REIT dated 21 April 2023 for details and information of the Resolutions.
- This proxy form must be signed and dated by the Unitholder or his/her attorney duly authorised in writing. If the Unitholder is a company, it should execute this proxy form under its common seal or by the signature(s) of (a) person(s) authorised to sign on its behalf. In the case of joint Unitholders, any one Unitholder may sign this proxy form. The vote of the senior joint Unitholder who tenders a vote, whether in person or by proxy, will be accepted to the exclusion of the votes of the other joint Unitholder(s) and for this purpose seniority will be determined by the order in which the names stand in the Register of Unitholders in respect of the joint unitholding.
- In order to be valid, a proxy form and the power of attorney or other authority (if any) under which it is signed, or a notarially certified copy of such power of attorney, must be deposited at the registered office of the REIT Manager at Suite 3008, 30th Floor, Great Eagle Centre, 23 Harbour Road, Wanchai, Hong Kong, not less than 48 hours before the time fixed for holding the meeting or any adjournment thereof.
- Completion and delivery of this proxy form will not preclude you from attending and voting at the meeting if you so wish.
- 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.
- If a black rainstorm warning signal or a tropical cyclone warning signal no.8 or above is in force in Hong Kong at 2:00pm on Thursday, 25 May 2023, the 2023 AGM will be rescheduled. The REIT Manager will publish an announcement on the HKEXnews website at www.hkexnews.hk and the website of Champion REIT at www.ChampionReit.com to notify Unitholders of the date, time and venue of the rescheduled meeting.
- The 2023 AGM venue has wheelchair access. Anyone accompanying a Unitholder in need of assistance will be admitted to the 2023 AGM. If any Unitholder with a disability has a question regarding attendance, please contact the Company Secretarial Division of the REIT Manager by email at ChampionReit.ecom@eam.com.hk.
- For the avoidance of doubt, we do not accept any special instructions written on this proxy form.**

PERSONAL INFORMATION COLLECTION STATEMENT

"Personal Data" in this statement has the same meaning as "personal data" in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong ("PDPO"), which may include but not limited to your name, address and/or telephone number. Your Personal Data provided in this proxy form is on a voluntary basis, and the same is collected and will be disclosed or transferred to Computershare Hong Kong Investor Services Limited ("Unit Registrar") and/or other companies or bodies solely for any of the purposes as stated above in this proxy form. Failure to provide sufficient information may render Champion REIT not able to process your instructions and/or requests as stated in this proxy form. Your Personal Data will be retained for such period as may be necessary for verification and record purposes. You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data should be in writing to the Personal Data Privacy Officer of the Unit Registrar at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong.

