

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⁾,

21 April 2023

Champion Real Estate Investment Trust (“Champion REIT”)

– **Notice of publication of (i) Circular in relation to General Mandate to Buy-back Units, Re-election of Independent Non-executive Directors and Notice of 2023 Annual General Meeting; 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 HKEXnews website 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 HKEXnews website.

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

If you would like to receive printed versions 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 HKEXnews 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 9:00am to 6:00pm, Monday to Friday, excluding Hong Kong public holidays, or send your enquiries to ChampionReit.ecom@eam.com.hk.

Yours faithfully,

Eagle Asset Management (CP) Limited

(as manager of Champion Real Estate Investment Trust)

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）有關回購基金單位之一般性授權、重選獨立非執行董事及 2023 年基金單位持有人周年大會通告之通函及（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）及披露易網站（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，或於披露易網站閱覽。

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）或披露易網站（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）上午九時正至下午六時正或發送電郵至 ChampionReit.ecom@eam.com.hk 查詢。

鷹君資產管理（冠君）有限公司

（冠君產業信託之管理人）

謹啓

2023 年 4 月 21 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-21042023-1(0)



Request Form 申請表格

To: Champion Real Estate Investment Trust ("Champion REIT")
(Stock Code: 2778)
c/o Computershare Hong Kong Investor Services Limited
17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong

致: 冠君產業信託 ("冠君產業信託")
(股份代號: 2778)
經香港中央證券登記有限公司
香港灣仔皇后大道東 183 號合和中心 17M 樓

For Current Corporate Communications - To request printed versions

有關本次公司通訊 - 要求收取印刷本

Please ignore this Part if you do not intend to request the printed versions of the Current Corporate Communications.

如閣下無意要求收取本次公司通訊之印刷本，則毋須填寫此部分。

(Please tick the box below, if applicable. 如適用，請在下列空格內劃上「✓」號。)

I/We have chosen (or are deemed to have chosen) to read the Current Corporate Communications posted on Champion REIT's website ("Website Version") but would like to receive the printed versions.

本人/我們已選擇(或被視為已選擇)瀏覽於冠君產業信託網站所登載之本次公司通訊(「網上版本」)，現在希望收取印刷本。

Signature(s)

簽名

Contact telephone number

聯絡電話號碼

Date

日期

You are required to fill in the details if you download this Request Form from Champion REIT's website or the HKEXnews website. Otherwise, this Form will not be processed.
假如閣下從冠君產業信託網站或披露易網站下載本申請表格，請必須填上有關資料。否則，此表格將會不予處理。

Notes 附註:

- 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.
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。
- This Request Form 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 Request Form.
本申請表格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，則毋須理會本申請表格。
- Please complete this Request Form clearly. Any form with no signature or otherwise incorrectly completed will be void.
請閣下清楚填寫本申請表格。如未有簽署表格或在其他方面填寫不正確，則本表格將會作廢。
- For the avoidance of doubt, Champion REIT will not process any special instruction given on this Request Form.
為免存疑，冠君產業信託概不處理於本申請表格上書寫的任何特定指示。

PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料聲明

"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 Form is on a voluntary basis, and the same is collected and will be disclosed or transferred to the Unit Registrar and/or other companies or bodies solely for any of the purposes as stated above in this Form. The 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 made in writing by either one of the following means:

By mail to: Personal Data Privacy Officer
Computershare Hong Kong Investor Services Limited
17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong

By email to: PrivacyOfficer@computershare.com.hk



本聲明中所指的「個人資料」具有香港法例第 486 章《個人資料(私隱)條例》(「《私隱條例》」)中「個人資料」之涵義，當中包括(但不限於)閣下之姓名、地址及/或電話號碼。閣下於本表格內所提供的個人資料乃屬自願性質，有關資料僅就本表格內上述之任何用途而收集及將披露或轉移予基金單位過戶登記處及/或其他公司或團體。該等個人資料將在適當期間內保留以作核實及記錄用途。閣下有權根據《私隱條例》的條文查閱及/或修改閣下的個人資料。任何該等查閱及/或修改個人資料的要求均須以書面方式透過以下任一途徑提出:

郵寄至: 香港灣仔皇后大道東183號合和中心17M樓
香港中央證券登記有限公司
個人資料私隱主任

電郵至: PrivacyOfficer@computershare.com.hk



郵寄標籤 MAILING LABEL

閣下寄回此申請表格時，請將郵寄標籤剪貼於信封上。
如在本港投寄毋須貼上郵票。
Please cut the mailing label and stick it on the envelope
to return this Request Form to us.
No postage stamp necessary if posted in Hong Kong.

香港中央證券登記有限公司
Computershare Hong Kong Investor Services Limited
簡便回郵號碼 Freepost No. 37
香港 Hong Kong