

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

Dear Non-registered Unitholder(s)^(Note 1),

22 March 2024

**Notice of publication of (i) 2023 Annual Report; (ii) Circular to Unitholders dated 22 March 2024;
(iii) Notice of 2024 Annual General Meeting; and
(iv) Proxy Form (the "Current Corporate Communications")**

The English and Chinese versions of the Current Corporate Communications of Champion Real Estate Investment Trust ("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 "Financial Reports" and "Announcements and Circulars" sections, or by browsing through the HKEXnews website.

Arrangement of Electronic Dissemination of Corporate Communications

Pursuant to Rule 2.07A of The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited under the expansion of paperless regime and electronic dissemination of Corporate Communications^(Note 2) that came into effect from 31 December 2023, Champion REIT is writing to inform you that Champion REIT has adopted electronic dissemination of Corporate Communications. Both the English and Chinese versions of all future Corporate Communications will be available electronically on Champion REIT's website and the HKEXnews website, in place of printed copies.

Notwithstanding the above, please note that notification of the publication of the Corporate Communications will be sent to you individually in printed form or through email in accordance with your indicated preference, in addition to being made available electronically on Champion REIT's website and the HKEXnews website.

Solicitation of electronic contact details

As a Non-registered Unitholder, if you wish to receive Corporate Communications of Champion REIT, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your units are held (collectively, the "Intermediaries") and provide your email address to your Intermediaries.

If Champion REIT does not receive your functional email address via the Intermediaries, until such time that the functional email address is provided to the Intermediaries, you will have to access future Corporate Communications on the website of Champion REIT or HKEXnews, except for the notification of the publication of Corporate Communications which will be sent in printed form or through email in accordance with your indicated preference.

If you wish to receive future Corporate Communications in printed form, please complete and return the request form (the "Request Form") to Champion REIT's unit registrar (the "Unit Registrar"), Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong, or send an email to ChampionReit.ecom@eam.com.hk, specifying your name, address and request for receiving the Corporate Communications in printed form. Please note that such instruction will be valid unless being revoked or superseded or until expired on the last day of each calendar year (whichever is earlier).

Should you have any queries relating to any of the above matters, please call Champion REIT's telephone hotline at (852) 2879 1288 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 Unitholder(s) ("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.

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^(附註 1):

**有關 (i) 2023 年年報、(ii) 日期為 2024 年 3 月 22 日之致基金單位持有人通函、
(iii) 基金單位持有人 2024 年周年大會通告、
及 (iv) 代表委任表格 (「本次公司通訊」) 之發布通知**

冠君產業信託 (「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)。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「財務報告」及「公告及通函」內登載之本次公司通訊，或於披露易網站閱覽。

以電子方式發布公司通訊之安排

根據自 2023 年 12 月 31 日起生效，有關擴大無紙化制度及以電子方式發布公司通訊^(附註 2)規定下之香港聯合交易所有限公司證券上市規則第 2.07A 條，冠君產業信託謹此通知閣下，冠君產業信託已採用以電子方式發布公司通訊。所有日後公司通訊的英文版和中文版將上載於冠君產業信託網站和披露易網站，以代替印刷本。

儘管有上述安排，請注意發布公司通訊的通知在登載於冠君產業信託網站和披露易網站之外，將按閣下所作選擇以印刷本或透過電子郵件形式個別發送予閣下。

徵集電子聯絡資料

作為非登記股份合訂單位持有人，如閣下有意收取冠君產業信託之公司通訊，閣下應聯絡閣下持有股份合訂單位的銀行、經紀、託管商、代理人或香港中央結算 (代理人) 有限公司 (統稱「中介公司」)，並向閣下的中介公司提供閣下的電子郵件地址。

如冠君產業信託沒有從中介公司收到閣下有效的電子郵件地址，直至中介公司收到閣下有效的電子郵件地址前，閣下將在冠君產業信託網站或披露易網站取存公司通訊 (除根據閣下所作選擇將以印刷本或透過電子郵件形式發送的公司通訊通知外)。

若閣下有意收取日後公司通訊之印刷版，請填妥申請表格 (「申請表格」) 並交回基金單位過戶登記處 (「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 樓或發送電子郵件至 ChampionReit.ecom@eam.com.hk，並註明閣下的姓名、地址以及收取公司通訊印刷版的要求。請注意，該指示將一直有效，除非被撤銷或取代，或直至每個曆年的最後一天為止 (以較早者為準)。

如閣下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) 2879 1288，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子郵件至 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)

謹啟

2024 年 3 月 22 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。

**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 (the "Unit Registrar")
17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, 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 ("基金單位過戶登記處")
香港灣仔皇后大道東 183 號合和中心 17M 樓

REMINDER 提示

As a Non-registered Unitholder^(Note 1), if you wish to receive Corporate Communications^(Note 2), you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your units are held (collectively, the "Intermediaries") and provide your email address to your Intermediaries.

作為非登記基金單位持有人^(附註 1)，如有意收取公司通訊^(附註 2)，閣下應聯絡閣下持有基金單位的銀行、經紀、託管商、代理人或香港中央結算（代理人）有限公司（統稱「中介公司」），並向閣下的中介公司提供閣下的電子郵件地址。

You are NOT required to return this Request Form if you do NOT wish to receive Corporate Communications^(Note 2) in printed form.
如閣下不欲收取公司通訊^(附註 2)印刷本，則毋須交回本申請表格。

Request for Corporate Communications^(Note 2) in printed form and noted that this instruction is valid unless being revoked or superseded or until expired on the last day of each calendar year (whichever is earlier).^(Note 3)

要求收取公司通訊^(附註 2)印刷本，並已知悉本指示將一直有效，除非被撤銷或取代，或直至每個曆年的最後一天為止（以較早者為準）。^(附註 3)

(Please mark "✓" in the below box if applicable)

(如適用，請在以下方格內劃上「✓」號)

Name of the listed issuer (the "Issuer"):

Champion Real Estate Investment Trust

上市發行人 ("發行人") 名稱:

冠君產業信託

I/we would like to receive Corporate Communications^(Note 2) in printed form.

本人/我們欲收取公司通訊^(附註 2)的印刷版。

Printed English Version 英文版本

Printed Chinese Version 中文版本

Printed English and Chinese Version 英文及中文版本

Name(s) of Non-registered Unitholder(s):

非登記基金單位持有人姓名:

Signature(s): ^(Note 4)

簽名: ^(附註 4)

(Please use ENGLISH BLOCK LETTERS 請用英文正楷填寫)

Contact number:

聯絡電話號碼:

Date:

日期:

Notes 附註:

- This Request Form is addressed to Non-registered Unitholder(s) ("Non-registered Unitholder" means such person or company whose units are held in The Central Clearing and Settlement System (CCASS) and who has notified the Champion REIT from time to time through Hong Kong Securities Clearing Company Limited that such person or company wishes to receive Corporate Communications^(Note 2)).
此申請表格乃向冠君產業信託之非登記基金單位持有人 ("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的人士或公司，已透過香港中央結算有限公司不時向冠君產業信託發出通知，表示欲收取公司通訊^(附註 2)) 發出。
- Unless otherwise specified, Corporate Communications refer to any documents issued or to be issued for the information or action of Unitholders of any of its securities, including but not limited to (a) annual report; (b) interim report; (c) notices of meeting; (d) listing document; (e) circular; and (f) proxy form.
除非另有註明，公司通訊乃指已發出或將予發出以供其任何基金單位持有人參照或採取行動的任何文件，其中包括但不限於(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。
- If your email address is provided to the Intermediaries, no Corporate Communications^(Note 2) in printed form will be received.
如閣下的電子郵件地址提供予中介公司，將不會收取公司通訊^(附註 2)的印刷本。
- Any form with no box marked (✓), with no signature or otherwise incorrectly completed will be void.
如在本表格未有在方格內劃上「✓」號，或未有簽署，或在其他方面填寫不正確，則本表格將會作廢。
- Please complete all your details clearly.
請閣下清楚填寫所有資料。
- For the avoidance of doubt, Champion REIT does not accept any other instructions given on this Request Form.
為免存疑，在本表格上的任何額外指示，冠君產業信託將不予處理。

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").
本聲明中所指的「個人資料」與香港法例第 486 章《個人資料（私隱）條例》（「《私隱條例》」）中「個人資料」的涵義相同。
- Your Personal Data provided in this Request Form will be used in connection with Champion REIT's electronic dissemination of Corporate Communications^(Note 2). Your supply of Personal Data to Champion REIT is on a voluntary basis. In case of a failure to provide sufficient information, Champion REIT may not be able to process your instructions and/or requests as stated in this Request Form.
閣下於本申請表格所提供的個人資料將用於有關冠君產業信託以電子方式發布公司通訊^(附註 2)的事宜上。閣下是自願向冠君產業信託提供個人資料。若閣下未能提供足夠資料，冠君產業信託可能無法處理閣下在本申請表格上所述的指示及/或要求。
- Your Personal Data may be disclosed or transferred by Champion REIT to its subsidiaries, the Unit Registrar, and/or other companies or bodies for any of the stated purposes, or when it is required to do so by law and will be retained for such period as may be necessary for our verification and record purposes.
冠君產業信託可就任何所說明的用途或在法例規定的情況下，將閣下的個人資料披露或轉移給冠君產業信託的附屬公司、基金單位過戶登記處、及/或其他公司或團體，並將適當期間保留該等個人資料作核實及紀錄用途。
- 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, by mail to the Hong Kong Privacy Officer of the Unit Registrar at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong or by email at PrivacyOfficer@computershare.com.hk.
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郵寄至基金單位過戶登記處（地址為香港灣仔皇后大道東 183 號合和中心 17M 樓）向香港隱私主任提出，或發送電郵至 PrivacyOfficer@computershare.com.hk。

Mailing Label 郵寄標籤

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

Please cut the mailing label and stick it on an envelope to return this form to us.

No postage is necessary if posted in Hong Kong.

當閣下寄回此表格時，請將郵寄標籤剪貼於信封上。
如在本港投寄，閣下無需支付郵費或貼上郵票。