

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

21 March 2025

Dear Unitholder(s),

Notice of publication of 2024 Annual Report (the “Current Corporate Communication”)

The English and Chinese versions of the Current Corporate Communication of Champion Real Estate Investment Trust (“Champion REIT”) are available at Champion REIT website at www.ChampionReit.com and the HKEXnews website at www.hkexnews.hk (the “Websites”). You may access the Current Corporate Communication by clicking “Investor Relations” on the homepage of our website and selecting “Financial Reports” section or by browsing through the HKEXnews website. If you have elected to receive Corporate Communications^(Note) in printed form, the Current Corporate Communication is enclosed.

If you have not provided us with an email address or the email address provided is invalid but would like to receive email notification of the publication of the Corporate Communications^(Note) on the Websites and Actionable Corporate Communications^(Note) in electronic form in future, please complete, sign and return the Reply Form overleaf to Champion REIT at Suite 3008, 30th Floor, Great Eagle Centre, 23 Harbour Road, Wanchai, Hong Kong or by email to ChampionReit.ecom@eam.com.hk.

If you wish to receive current and future Corporate Communications^(Note) and Actionable Corporate Communications^(Note) in printed form, please complete and return the Request Form, which is available for download at Champion REIT website at www.ChampionReit.com, to Champion REIT or send an email to ChampionReit.ecom@eam.com.hk, specifying your name and request for receiving the Corporate Communications^(Note) and Actionable Corporate Communications^(Note) in printed form. Please note that such instruction will be valid unless it is revoked, superseded, or until its expiry date on the last day of each calendar year (whichever is earlier).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 telephone hotline at (852) 2879 1288 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,
Eagle Asset Management (CP) Limited
(as manager of Champion Real Estate Investment Trust)

Note: Unless otherwise specified, “Corporate Communications” refer to annual report, interim report, notice of meeting, circular, proxy form and other Unitholders publications of Champion REIT; and “Actionable Corporate Communications” refer to any Corporate Communications that seek instructions from the Unitholders on how they wish to exercise their rights or make elections as the Unitholders of Champion REIT.

各位基金單位持有人：

有關 2024 年年報（「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）（「該等網站」）。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」內登載之本次公司通訊，或於披露易網站閱覽。如閣下已選擇收取公司通訊^(附註)的印刷版，隨函附上本次公司通訊。

若閣下並未提供電郵地址或所提供的電郵地址無效，而日後有意收取於該等網站發布的公司通訊^(附註)之電郵通知及可供採取行動的公司通訊^(附註)的電子版本，請閣下填妥及簽署本信函背面之回條，並交回冠君產業信託，地址為香港灣仔港灣道 23 號鷹君中心 30 樓 3008 室，或電郵至 ChampionReit.ecom@eam.com.hk。

若閣下有意收取本次及日後公司通訊^(附註)及可供採取行動的公司通訊^(附註)之印刷版，請填妥冠君產業信託網站（www.ChampionReit.com）內登載的申請表格，並交回冠君產業信託或發送電子郵件至 ChampionReit.ecom@eam.com.hk，並註明閣下的姓名及收取公司通訊^(附註)及可供採取行動的公司通訊^(附註)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

2025 年 3 月 21 日

附註：除非另有註明，「公司通訊」指冠君產業信託的年報、中期報告、會議通告函、代表委任表格及其他基金單位持有人刊物；而「可供採取行動的公司通訊」指任何涉及要求冠君產業信託的基金單位持有人指示其擬如何行使其有關基金單位持有人權利或作出選擇的公司通訊。



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致： 冠君產業信託（「冠君產業信託」）
（股份代號：2778）
香港灣仔港灣道 23 號鷹君中心 30 樓 3008 室

[illegible]

日期：

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，閣下無須支付郵費或貼上郵票。