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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

AMENDMENTS TO THE TRUST DEED

The Board wishes to announce that certain amendments have been made to the Trust Deed mainly to: (i) reflect the Treasury Units Amendments; and (ii) implement other housekeeping amendments.

The Trust Deed Amendments became effective on 27 June 2025.

INTRODUCTION

The Board wishes to announce that on 27 June 2025, the REIT Manager entered into the Second Amending and Restating Deed with the Trustee to amend the Trust Deed. The main purposes of the Trust Deed Amendments are to: (i) reflect the Treasury Units Amendments; and (ii) implement other housekeeping amendments.

TRUST DEED AMENDMENTS

The key Trust Deed Amendments are as follows:

- (i) introduce a definition of Treasury Units and amend the provisions in the Trust Deed in respect of the repurchase, redemption and holding of Units by Champion REIT; and
- (ii) implement other housekeeping amendments of an editorial or immaterial nature.

The Trustee has certified pursuant to Clause 31.1 of the Trust Deed and paragraph 9.6 of the REIT Code that, in its opinion, the Trust Deed Amendments: (i) do not materially prejudice the interests of the Unitholders, do not operate to release to any material extent the Trustee or the REIT Manager from any liability to the Unitholders and do not increase the costs and charges payable from the Deposited Property; or (ii) are necessary in order to comply with applicable fiscal, statutory or official requirements (whether or not having the force of law), including, without limitation, requirements under the SFO, the REIT Code, the Listing Rules and any other applicable rules of any other relevant Specified Stock Exchange on which Champion REIT may be listed; or (iii) are necessary to correct a manifest error. Accordingly, the Trust Deed Amendments do not require approval from the Unitholders.

The REIT Manager hereby gives notice of the Trust Deed Amendments to the Unitholders pursuant to clause 31.2 of the Trust Deed.

In accordance with the provisions of the Trust Deed, a copy of the Trust Deed (including the Second Amending and Restating Deed) is available for public inspection by prior appointment at all times from 9:00 a.m. to 5:00 p.m. (Hong Kong time) on Business Days at the place of business of the REIT Manager, being Suite 3008, 30th Floor, Great Eagle Centre, 23 Harbour Road, Wanchai, Hong Kong.

DEFINITIONS

In this announcement, the following expressions have the following meanings unless the context otherwise requires:

“Board”	the board of directors of the REIT Manager
“Business Day”	any day (excluding Saturdays, Sundays, public holidays and days on which a tropical cyclone warning no. 8 or above or a “black” rainstorm warning signal is hoisted in Hong Kong at any time between the hours of 9.00 a.m. and 5.00 p.m.) on which licensed banks are open for general business in Hong Kong
“CCASS”	the Central Clearing and Settlement System operated by Hong Kong Securities Clearing Company Limited or any successor system operated by Hong Kong Securities Clearing Company Limited or any successor thereto
“Champion REIT”	Champion Real Estate Investment Trust, a collective investment scheme constituted as a unit trust and authorised under section 104 of the SFO subject to applicable conditions from time to time
“Deposited Property”	all the assets of Champion REIT
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, as amended, supplemented and/or otherwise modified for the time being (modified as appropriate pursuant to paragraph 2.26 of the REIT Code)

“REIT Manager”	Eagle Asset Management (CP) Limited, in its capacity as manager of Champion REIT
“REIT Code”	the Code on Real Estate Investment Trusts published by the SFC, as amended, supplemented and/or otherwise modified from time to time
“Second Amending and Restating Deed”	the Second Amending and Restating Deed dated 27 June 2025 amending and restating the Trust Deed entered into between the Trustee
“SFC”	the Securities and Futures Commission of Hong Kong
“SFO”	the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), as amended, supplemented and/or otherwise modified from time to time
“Specified Stock Exchange”	has the same meaning as defined in Part 3 of Schedule 1 of the SFO
“Takeovers Code”	the Codes on Takeovers and Mergers and Share Buy-backs published by the SFC, as amended, supplemented and/or otherwise modified from time to time
“Treasury Units”	the Units repurchased and held by Champion REIT in treasury (including those held or deposited in CCASS) pursuant to, and in accordance with the Trust Deed, the Treasury Units Amendments, the REIT Code, the Listing Rules, the Takeovers Code, other relevant codes and guidelines issued by the SFC from time to time and applicable laws and regulations
“Treasury Units Amendments”	the amendments to the Listing Rules, which took effect on 11 June 2024, allowing the holding and the resale of treasury shares, as modified and supplemented by the circular published by the SFC on 24 May 2024 regarding “Treasury units of SFC-authorized REITs”
“Trust Deed”	the trust deed dated 26 April 2006 made between the REIT Manager and the Trustee constituting Champion REIT, as amended, restated, supplemented and/or otherwise modified from time to time
“Trust Deed Amendments”	the amendments to the Trust Deed pursuant to the Second Amending and Restating Deed
“Trustee”	HSBC Institutional Trust Services (Asia) Limited, in its capacity as trustee of Champion REIT
“Unit(s)”	unit(s) of Champion REIT
“Unitholder(s)”	holder(s) of Unit(s)

By Order of the Board
Eagle Asset Management (CP) Limited
(as manager of Champion Real Estate Investment Trust)
Lo Ka Shui
Chairman

Hong Kong, 27 June 2025

As at the date of this announcement, the Board comprises:

Non-executive Directors:

Dr. Lo Ka Shui (*Chairman*) and Ms Wong Mei Ling, Marina

Executive Director:

Ms Hau Shun, Christina (*Chief Executive Officer*)

Independent Non-executive Directors:

Professor Chan Ka Keung, Ceajer, Mr Cheng Wai Chee, Christopher, Mr Ip Yuk Keung, Albert and Mr Shek Lai Him, Abraham