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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

POLL RESULTS OF THE EXTRAORDINARY GENERAL MEETING HELD ON 18 DECEMBER 2025

The Resolutions as set out in the Notice of EGM dated 26 November 2025 were duly passed by way of poll at the EGM.

Reference is made to the circular dated 26 November 2025 (the “**Circular**”) issued to the Unitholders of Champion Real Estate Investment Trust (“**Champion REIT**”). Unless the context requires otherwise, terms used herein shall have the same meanings as defined in the Circular.

At the extraordinary general meeting of Champion REIT held on 18 December 2025 (the “**EGM Date**”), all the proposed ordinary resolutions as set out in the Notice of EGM dated 26 November 2025 (the “**Resolutions**”) were decided on a poll.

The Board announces that the Resolutions were duly passed by the Unitholders by way of poll and the poll results were as follows:

No.	Ordinary Resolutions	Number of Votes (%)	
		For	Against
1.	(a) The New Revenue Transactions Framework Agreement, the Revenue Transactions and the Revenue Transactions Annual Caps be and are hereby approved, confirmed and ratified; and (b) authorisation be granted to the REIT Manager, any director of the REIT Manager, the Trustee and any authorised signatory of the Trustee (“ Authorised Person ”) to do all such acts and things (including executing all such documents as may be required) as such Authorised Person may consider expedient or necessary or in the interest of Champion REIT to give effect to the matters resolved upon in paragraph (a) of this resolution.	223,667,521 (99.999933%)	150 (0.000067%)

2.	(a) The New Expense Transactions Framework Agreement, the Expense Transactions and the Expense Transactions Annual Caps be and are hereby approved, confirmed and ratified; and (b) authorisation be granted to the REIT Manager, any director of the REIT Manager, the Trustee and any authorised signatory of the Trustee ("Authorised Person") to do all such acts and things (including executing all such documents as may be required) as such Authorised Person may consider expedient or necessary or in the interest of Champion REIT to give effect to the matters resolved upon in paragraph (a) of this resolution.	223,667,521 (99.999933%)	150 (0.000067%)
As more than 50% of the votes were cast in favour of each of the Resolutions, the Resolutions were duly passed as Ordinary Resolutions.			

Notes:

- (1) As at the EGM Date, the number of Units in issue was 6,135,291,669. Pursuant to the REIT Code and the Trust Deed, by virtue of Great Eagle Group's material interest or deemed material interest in the Resolutions, members of Great Eagle Group and their respective associates who are Unitholders had abstained from voting on the Resolutions.

Dr Lo Ka Shui, who is a beneficial owner of Units and controls entities (including Great Eagle Group) which are also beneficial owners of Units, had abstained from and procured his controlled entities to abstain from voting at the EGM on the Resolutions, except pursuant to a proxy given by Independent Unitholders with specific voting instructions.

To the best of the REIT Manager's knowledge, information, and belief, after making reasonable enquiries, the REIT Manager is of the view that, save as disclosed above, no other Unitholder entitled to attend the EGM was required to abstain from voting at the EGM, and the total number of Units ineligible to vote at the EGM was 4,346,624,050. Accordingly, the total number of Units entitling Independent Unitholders to attend and vote for or against the Resolutions was 1,788,667,619 (representing approximately 29.15% of the total number of the issued Units as of the EGM Date).

- (2) Computershare Hong Kong Investor Services Limited, the Unit Registrar of Champion REIT, acted as scrutineer for the vote-taking at the EGM.
- (3) All Directors attended the EGM either in person or by electronic means.

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

Hong Kong, 18 December 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