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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

CHANGE OF DIRECTOR AND CHANGES IN THE COMPOSITION OF BOARD COMMITTEES

Reference is made to the announcement of Champion Real Estate Investment Trust (“**Champion REIT**”) dated 1 April 2026 (the “**Announcement**”). As disclosed in the Announcement, Ms Hau Shun, Christina (“**Ms Hau**”) will resign as Executive Director and Chief Executive Officer of Eagle Asset Management (CP) Limited (the “**REIT Manager**”) and cease to be Chairperson of the Disclosures Committee, member of the Finance and Strategic Planning Committee, Chief Investment Officer and Responsible Officer of the REIT Manager, all with effect from 30 April 2026.

While the board of directors (the “**Board**”) of the REIT Manager is still looking for an appropriate candidate to fill the vacancy of Chief Executive Officer, the Board of the REIT Manager is pleased to announce that Ms Sung Kar Wai, Rosana (“**Ms Sung**”), currently is the Finance Director, Responsible Officer and Manager-In-Charge of financing and accounting function of the REIT Manager, will serve in the positions of Executive Director, Chairperson of the Disclosures Committee and a member of the Finance and Strategic Planning Committee of the REIT Manager in place of Ms Hau, all with effect from 30 April 2026.

The biographical details of Ms Sung are set out as follows:

Ms Sung Kar Wai, Rosana, aged 51, currently is the Finance Director, Responsible Officer and Manager-In-Charge of financing and accounting function as defined under the Securities and Futures Ordinance, is responsible for the finance and accounting functions of Champion REIT, including financial reporting, treasury and debt management. Her duties involve managing the REIT’s financial arrangements, reviewing management accounts, maintaining profit and cashflow forecasts and the reporting of financial returns to regulators. Ms Sung is also a director of all special purpose vehicles of Champion REIT. With more than 25 years of accounting and audit experience, she previously worked as a senior accountant at a listed company and earlier in her career was employed by a reputable certified public accountants firm to perform audit duties.

Ms Sung holds a Master of Professional Accounting degree from The Hong Kong Polytechnic University and a Bachelor of Business Administration (Professional Accountancy) from The Chinese University of Hong Kong. She is also an associate member of Hong Kong Institute of Certified Public Accountants.

Ms Sung did not hold any other directorship in the last three years preceding the date of this announcement in public companies the securities of which are listed in Hong Kong or overseas. Ms Sung has not entered into any service contract of any specific term with the REIT Manager in respect of her appointment as an Executive Director, and Ms Sung's tenure is subject to retirement and re-election at annual general meetings of the REIT Manager in accordance with the articles of association of the REIT Manager and the relevant laws and regulations. All emoluments payable to Ms Sung will be paid and borne by the REIT Manager out of its own resources.

Save as disclosed above, as at the date of this announcement, Ms Sung (i) does not hold any other positions with Champion REIT and other members of Champion REIT's group; (ii) does not have any relationships with any directors or senior management of the REIT Manager, or substantial unitholders (within the meaning of "substantial holder" under 8.1(d) of Chapter 8 of the Code on Real Estate Investment Trusts) or controlling unitholders of Champion REIT; and (iii) does not have any interest in units of Champion REIT within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Save as disclosed above, there is no other information which is required to be disclosed pursuant to Rules 13.51(2)(h) to (v) of the Listing Rules (as if such provisions were applicable to Champion REIT) and there are no other matters that need to be brought to the attention of the unitholders of Champion REIT.

COMPOSITION OF THE BOARD AND BOARD COMMITTEES

With effect from 30 April 2026, the compositions of the Board and the four existing Board Committees of the REIT Manager are set out below:

Board

Non-executive Directors:

Dr Lo Ka Shui (*Chairman*)

Ms Wong Mei Ling, Marina

Executive Director:

Ms Sung Kar Wai, Rosana

Independent Non-executive Directors:

Professor Chan Ka Keung, Ceajer

Mr Cheng Wai Chee, Christopher

Mr Ip Yuk Keung, Albert

Mr Shek Lai Him, Abraham

Audit Committee

Mr Shek Lai Him, Abraham (*Chairman*)

Professor Chan Ka Keung, Ceajer

Mr Cheng Wai Chee, Christopher

Mr Ip Yuk Keung, Albert

Dr Lo Ka Shui

Disclosures Committee

Ms Sung Kar Wai, Rosana (*Chairperson*)

Dr Lo Ka Shui

Mr Shek Lai Him, Abraham

Nomination Committee

Mr Shek Lai Him, Abraham (*Chairman*)

Mr Cheng Wai Chee, Christopher

Mr Ip Yuk Keung, Albert

Dr Lo Ka Shui

Ms Wong Mei Ling, Marina

Finance and Strategic Planning Committee

Dr Lo Ka Shui (*Chairman*)

Ms Sung Kar Wai, Rosana

Ms Wong Mei Ling, Marina

The REIT Manager confirms that the compositions of the Board and all the four Board Committees of the REIT Manager continue to comply with the REIT Manager's Compliance Manual.

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

Hong Kong, 20 April 2026

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 Directors:

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