

*This announcement is for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for securities.*

*The Securities and Futures Commission of Hong Kong, Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.*

# 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

## PAYMENT OF MANAGER'S FEE

Reference is made to the announcement of Champion REIT dated 30 November 2012, in which the REIT Manager notified the Trustee in writing that it elected to receive 50% of the Manager's Fee arising from the real estate owned by Champion REIT in the form of Units and the remaining 50% in cash. As the REIT Manager has not made a subsequent election for the financial year 2026, the most recent valid election by the REIT Manager on 30 November 2012 shall continue to apply according to Clause 11.1.2 of the Trust Deed.

The Board announces that on 3 September 2026, the REIT Manager received 21,149,253 new Units issued by Champion REIT at the price of HK\$2.248 per Unit (being the Market Price) as payment of 50% of the Manager's Fee for the Period of approximately HK\$47,543,000. The remaining 50% of the Manager's Fee, amounting to approximately HK\$47,544,000, was received in cash.

The REIT Manager held 715,882,921 Units before the receipt of the new Units. Following the issuance of the new Units, the REIT Manager holds 737,032,174 Units (representing approximately 11.94% of the 6,174,054,768 Units in issue immediately after such issue).

This announcement is made pursuant to paragraph 10.4(k) of the REIT Code.

Reference is made to the announcement of Champion REIT dated 30 November 2012, in which the REIT Manager notified the Trustee in writing that it elected to receive 50% of the Manager's Fee arising from the real estate owned by Champion REIT in the form of Units and the remaining 50% in cash. As the REIT Manager has not made a subsequent election for the financial year 2026, the most recent valid election by the REIT Manager on 30 November 2012 shall continue to apply pursuant to Clause 11.1.2 of the Trust Deed.

The net property income of Champion REIT (including the share of net property income arising from the property held by a joint venture) for the Period was approximately HK\$792,392,000. Since the net property income for the Period exceeded the required threshold of net property income of HK\$200 million, pursuant to the Trust Deed, the REIT Manager is entitled to receive the Manager's Fee for the Period.

The Board announces that on 3 September 2026, the REIT Manager received 21,149,253 new Units issued by Champion REIT at the price of HK\$2.248 per Unit (being the Market Price) as payment of 50% of the Manager's Fee for the Period of approximately HK\$47,543,000. The remaining 50% of the Manager's Fee, amounting to approximately HK\$47,544,000, was received in cash. The basis of determination of the 21,149,253 Units as payment of 50% of the Manager's Fee is consistent with the relevant provisions of the Trust Deed. The REIT Manager held 715,882,921 Units before the receipt of the new Units. Following the issuance of the new Units, the REIT Manager holds 737,032,174 Units (representing approximately 11.94% of the 6,174,054,768 Units in issue immediately after such issue).

The payment of the Manager's Fee by way of Units is in accordance with the terms of the Trust Deed and does not require specific approval of the Unitholders pursuant to paragraph 12.6 of the REIT Code.

The number of Units issued to the REIT Manager as payment of all or part of the Manager's Fee for each financial year of Champion REIT shall be counted as part of the 20% of outstanding Units that the REIT Manager may issue in each financial year without Unitholders' approval pursuant to paragraph 12.2 of the REIT Code. Further, pursuant to paragraph 12.6 of the REIT Code, in respect of each financial year, the maximum number of Units that may be issued by Champion REIT to the REIT Manager as payment of all or part of the Manager's Fee for that financial year without Unitholders' approval shall, in the aggregate, be limited to such number of Units as represents 3% of the total number of Units outstanding as at the last day of the immediately preceding financial year plus the number of Units (if any) issued in the relevant financial year for the purpose of financing any acquisition of real estate by Champion REIT. As at the date of this announcement, the total number of Units issued to the REIT Manager as payment of Manager's Fee for the financial year ending 31 December 2026, being 21,149,253 Units in aggregate, representing approximately 0.3% of the total number of Units outstanding as at 31 December 2025, did not exceed 3% as required under paragraph 12.6 of the REIT Code.

## DEFINITIONS

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| “Board”          | the board of directors of the REIT Manager                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| “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                                                                                                                                                                                                                                                                                                                                                                             |
| “Manager’s Fee”  | the fee of approximately HK\$95,087,000 payable by Champion REIT out of the real estate owned by Champion REIT to the REIT Manager calculated at 12% of the net property income of Champion REIT (including the share of net property income arising from the property held by a joint venture) for the Period                                                                                                                                                                                                                                                               |
| “Market Price”   | <p>has the meaning ascribed to this term in the Trust Deed and in the case of issue of Units as payment for the Manager’s Fee, Market Price shall mean the price as determined by the REIT Manager as being the higher of:</p> <ol style="list-style-type: none"><li>(1) the closing price of the Units on the Stock Exchange on the trading day immediately preceding the date on which the new Units are issued; and</li><li>(2) the average closing price of the Units in the ten trading days immediately preceding the date on which the new Units are issued</li></ol> |
| “Period”         | the six months ended 30 June 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| “REIT Code”      | the Code on Real Estate Investment Trusts published by the SFC, as amended, supplemented and/or otherwise modified from time to time                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| “REIT Manager”   | Eagle Asset Management (CP) Limited, as manager of Champion REIT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| “SFC”            | the Securities and Futures Commission of Hong Kong                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| “Stock Exchange” | the Stock Exchange of Hong Kong Limited                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| “Trust Deed”     | the Trust Deed constituting Champion REIT dated 26 April 2006 and the second amending and restating deed dated 27 June 2025, entered into between the Trustee and the REIT Manager                                                                                                                                                                                                                                                                                                                                                                                           |

|              |                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------|
| “Trustee”    | HSBC Institutional Trust Services (Asia) Limited, in its capacity as trustee of Champion REIT |
| “Unit”       | one undivided unit of Champion REIT                                                           |
| “Unitholder” | any person registered as holding a Unit                                                       |

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

Hong Kong, 3 September 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 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 and Mr Shek Lai Him, Abraham