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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

NOTICE OF 2022 ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the 2022 Annual General Meeting (“**2021 AGM**”) of unitholders (“**Unitholders**”) of Champion Real Estate Investment Trust (“**Champion REIT**”) will be held at 32nd Floor, Great Eagle Centre, 23 Harbour Road, Wanchai, Hong Kong on Thursday, 19 May 2022 at 4:00pm for the following purposes:

1. To note the audited financial statements of Champion REIT together with the Independent Auditor’s Report for the year ended 31 December 2021.
2. To note the appointment of Auditor of Champion REIT and the fixing of its remuneration.

To consider and, if thought fit, pass with or without modification, the following resolutions as Ordinary Resolutions:

3. “**THAT** Mr Cheng Wai Chee, Christopher be re-elected as an Independent Non-executive Director of Eagle Asset Management (CP) Limited, the manager of Champion REIT.”
4. “**THAT** Mr Shek Lai Him, Abraham be re-elected as an Independent Non-executive Director of Eagle Asset Management (CP) Limited, the manager of Champion REIT.”

5. **“THAT:**

(a) a mandate authorising Eagle Asset Management (CP) Limited, the manager of Champion REIT (“**REIT Manager**”), to (for and on behalf of Champion REIT) buy-back units in Champion REIT (“**Units**”) on The Stock Exchange of Hong Kong Limited:

- (i) to the extent permitted under paragraph (b) below;
- (ii) for the duration of the Relevant Period (as defined in paragraph (c) below); and
- (iii) subject to and in accordance with the Trust Deed (as may be amended and supplemented from time to time), the Code on Real Estate Investment Trusts (“**REIT Code**”), the guidelines issued by the Securities and Futures Commission of Hong Kong (“**SFC**”) from time to time (including without limitation the “Circular to Management Companies of SFC-authorized Real Estate Investment Trusts” issued on 31 January 2008), applicable rules and regulations, and the laws of Hong Kong,

and the exercise by the REIT Manager of all powers in connection therewith, is hereby generally and unconditionally approved;

(b) the aggregate number of Units which may be bought back or agreed to be bought back by the REIT Manager pursuant to the approval in paragraph (a) above during the Relevant Period shall not exceed 10% of the aggregate number of issued Units as at the date of the passing of this resolution and the authority pursuant to paragraph (a) of this resolution shall be limited accordingly; and

(c) for the purposes of this resolution, “Relevant Period” means the period from the date of the passing of this resolution until whichever is the earliest of:

- (i) the conclusion of the next annual general meeting of Unitholders following the passing of this resolution;
- (ii) the expiration of the period within which the meeting referred to in (i) above is required to be held under the Trust Deed, the REIT Code or any applicable laws; and
- (iii) the passing of an ordinary resolution by the Unitholders in a general meeting revoking or varying the authority given to the REIT Manager by this resolution.”

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

Hong Kong, 17 March 2022

Registered Office of the REIT Manager:
Suite 3008, 30th Floor
Great Eagle Centre
23 Harbour Road
Wanchai
Hong Kong

Notes:

1. A Unitholder entitled to attend and vote at the 2022 AGM is entitled to appoint one or more proxies to attend and vote on poll in his/her stead. The person appointed to act as proxy need not be a Unitholder. **To safeguard the health and safety of the Unitholders and to prevent the spreading of the COVID-19, Unitholders are strongly encouraged to cast their votes by submitting a proxy form appointing the Chairman of the 2022 AGM as their proxy.**
2. In order to be valid, the form of proxy, together with the power of attorney or other authority, if any, under which it is signed or a notarially certified copy of such power of attorney or authority, if any, must be deposited at the registered office of the REIT Manager at Suite 3008, 30th Floor, Great Eagle Centre, 23 Harbour Road, Wanchai, Hong Kong, not less than 48 hours before the time appointed for the holding of the 2022 AGM or any adjournment thereof. Completion and return of the form of proxy will not preclude Unitholders from attending and voting in person should they so wish. In the event that Unitholders attend the 2022 AGM or adjourned meeting (as the case may be) after having lodged a form of proxy, the form of proxy will be deemed to have been revoked.
3. In the case of joint holders of a Unit, the vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holder(s) and for this purpose seniority shall be determined by the order in which the names stand in the Register of Unitholders.
4. For the purposes of determining entitlements to attend and vote at the 2022 AGM, the Register of Unitholders will be closed from Monday, 16 May 2022 to Thursday, 19 May 2022, both days inclusive, during which period no transfers of Units will be effected. For those Unitholders who are not already on the Register of Unitholders, in order to qualify to attend and vote at the 2022 AGM, all Unit certificates accompanied by the duly completed transfer forms must be lodged with Champion REIT's Unit Registrar, Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, for registration not later than 4:30pm on Friday, 13 May 2022.
5. Concerning Resolutions numbered 3 and 4 above, pursuant to the Articles of Association of the REIT Manager, Mr Cheng Wai Chee, Christopher and Mr Shek Lai Him, Abraham are among the Directors of the REIT Manager who shall retire from office at the 2022 AGM of the REIT Manager and, being eligible, offer themselves for re-election. As Mr Cheng and Mr Shek have served on the Board for more than nine years, their re-election as Independent Non-executive Directors of the REIT Manager shall be subject to the approval of the Unitholders at the 2022 AGM of Champion REIT by way of Ordinary Resolutions. Biographical details of Mr Cheng and Mr Shek together with other information are set out in Appendix II to the circular to Unitholders dated 17 March 2022.
6. A form of proxy for use at the 2022 AGM is sent to Unitholders together with the Annual Report 2021 on Thursday, 17 March 2022. The form of proxy is published on the HKEXnews website at www.hkexnews.hk and can also be downloaded from the Champion REIT's website at www.ChampionReit.com.
7. If a black rainstorm warning signal or a tropical cyclone warning signal no.8 or above is in force in Hong Kong at 2:00pm on Thursday, 19 May 2022, the 2022 AGM will be rescheduled. The REIT Manager will publish an announcement on the HKEXnews website at www.hkexnews.hk and the Champion REIT's website at www.ChampionReit.com to notify Unitholders of the date, time and venue of the rescheduled meeting.

8. The 2022 AGM venue has wheelchair access. Anyone accompanying a Unitholder in need of assistance will be admitted to the 2022 AGM. If any member with a disability has a question regarding attendance, please contact the Company Secretarial Division of the REIT Manager by email at ChampionReit.com@eam.com.hk.
9. **To protect the attending Unitholders, staff and stakeholders from the risk of infection of COVID-19, Champion REIT will implement the following precautionary and control measures at the 2022 AGM against the pandemic:**
- (i) **Compulsory body temperature check**
 - (ii) **Compulsory wearing of surgical facial masks**
 - (iii) **Mandatory health declaration**
 - (iv) **Maintaining a safe distance between seats**
 - (v) **No provision of refreshments or beverages**
 - (vi) **No distribution of coupons for subsequent consumption**
- Should anyone seeking to attend the 2022 AGM decline to submit to these requirements or be found to be suffering from a fever (i.e. having a body temperature of over 37.5 degrees Celsius) or otherwise unwell, Champion REIT reserves the right to refuse such person's admission to the 2022 AGM.
10. **Subject to the development of COVID-19, Champion REIT may change the 2022 AGM arrangements at short notice and may issue further announcement as appropriate. Unitholders should check the Champion REIT's website (www.ChampionReit.com) for updates on the latest arrangement of the 2022 AGM.**

As at the date of this notice, the Board of Directors of the REIT Manager comprises:

Non-executive Directors:

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

Executive Directors:

Ms Hau Shun, Christina (*Chief Executive Officer*) and Mr Kwong Chi Kwong

Independent Non-executive Directors:

Mr Cheng Wai Chee, Christopher, Mr Ho Shut Kan, Mr Ip Yuk Keung, Albert and Mr Shek Lai Him, Abraham