

# ChampionREIT

## 冠君產業信託

### Champion Real Estate Investment Trust

#### 冠君產業信託

(a Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))  
(根據香港法例第571章證券及期貨條例第104條獲認可的香港集體投資計劃)  
(Stock Code 股份代號: 2778)

Managed by  
管理人

**Eagle Asset Management**  
Eagle Asset Management (CP) Limited  
鷹君資產管理(冠君)有限公司

22 March 2024

Dear Unitholder(s),

**Notice of publication of (i) 2023 Annual Report; (ii) Circular to Unitholders dated 22 March 2024;  
(iii) Notice of 2024 Annual General Meeting; and  
(iv) Proxy Form (the "Current Corporate Communications")**

The English and Chinese versions of the Current Corporate Communications of Champion Real Estate Investment Trust ("Champion REIT") are available at Champion REIT's website at [www.ChampionReit.com](http://www.ChampionReit.com) and the HKEXnews website at [www.hkexnews.hk](http://www.hkexnews.hk). You may access the Current Corporate Communications by clicking "Investor Relations" on the homepage of our website and selecting "Financial Reports" and "Announcements and Circulars" sections, or by browsing through the HKEXnews website.

#### Arrangement of Electronic Dissemination of Corporate Communications

Pursuant to Rule 2.07A of The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited under the expansion of paperless regime and electronic dissemination of Corporate Communications<sup>(Note 1)</sup> that came into effect from 31 December 2023, Champion REIT is writing to inform you that Champion REIT has adopted electronic dissemination of Corporate Communications. Both the English and Chinese versions of all future Corporate Communications will be available electronically on Champion REIT's website and the HKEXnews website, in place of printed copies.

Notwithstanding the above, please note that notification of publication of the Corporate Communications and Actionable Corporate Communications<sup>(Note 2)</sup> will be sent to you individually in printed form or through email in accordance with your indicated preference, in addition to being made available electronically on Champion REIT's website and the HKEXnews website.

#### Solicitation of electronic contact details

To ensure timely receipt of the latest Corporate Communications, Champion REIT recommends you to provide your email address by completing and returning the request form (the "Request Form") to Champion REIT's unit registrar (the "Unit Registrar"), Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong.

**If Champion REIT does not receive your functional email address, until such time that your functional email address is provided to the Unit Registrar, you will have to access future Corporate Communications on the website of Champion REIT or HKEXnews, except for notification of publication of Corporate Communications and Actionable Corporate Communications which will be sent in printed form or through email in accordance with your indicated preference.**

If you wish to receive future Corporate Communications in printed form, please complete and return the Request Form to the Unit Registrar or send an email to [ChampionReit.ecom@eam.com.hk](mailto:ChampionReit.ecom@eam.com.hk), specifying your name, address and request for receiving the Corporate Communications in printed form. Please note that such instruction will be valid unless being revoked or superseded or until expired on the last day of each calendar year (whichever is earlier).

Should you have any queries relating to any of the above matters, please call Champion REIT's telephone hotline at (852) 2879 1288 during business hours from 9:00am to 6:00pm, Monday to Friday, excluding Hong Kong public holidays, or send your enquiries to [ChampionReit.ecom@eam.com.hk](mailto:ChampionReit.ecom@eam.com.hk).

Yours faithfully,  
**Eagle Asset Management (CP) Limited**  
(as manager of Champion Real Estate Investment Trust)

Note 1: "Corporate Communications" include but not limited to (a) annual report; (b) interim report; (c) notice of meeting; (d) listing document; (e) circular; and (f) proxy form.

Note 2: "Actionable Corporate Communications" refer to any Corporate Communications that seek instructions from the Unitholders on how they wish to exercise their rights or make elections as the Unitholders.

各位基金單位持有人：

**有關 (i) 2023 年年報、(ii) 日期為 2024 年 3 月 22 日之致基金單位持有人通函、  
(iii) 基金單位持有人 2024 周年大會通告、  
及 (iv) 代表委任表格 (「本次公司通訊」) 之發布通知**

冠君產業信託 (「冠君產業信託」) 的本次公司通訊的英文及中文版本已登載於冠君產業信託網站 ([www.ChampionReit.com](http://www.ChampionReit.com)) 及披露易網站 ([www.hkexnews.hk](http://www.hkexnews.hk))。閣下可於冠君產業信託網站主頁按「投資者關係」一欄，以閱覽於「財務報告」及「公告及通函」內登載之本次公司通訊，或於披露易網站閱覽。

#### 以電子方式發布公司通訊之安排

根據自 2023 年 12 月 31 日起生效，有關擴大無紙化制度及以電子方式發布公司通訊<sup>(附註 1)</sup>規定下之香港聯合交易所有限公司證券上市規則第 2.07A 條，冠君產業信託謹此通知 閣下，冠君產業信託已採用以電子方式發布公司通訊。所有日後公司通訊的英文版和中文版將上載於冠君產業信託網站和披露易網站，以代替印刷本。

儘管有上述安排，請注意發布公司通訊的通知及可供採取行動的公司通訊<sup>(附註 2)</sup>在登載於冠君產業信託網站和披露易網站之外，將按 閣下所作選擇以印刷本或透過電子郵件形式個別發送予 閣下。

#### 徵集電子聯絡資料

為確保及時收到最新的公司通訊，冠君產業信託建議 閣下透過填妥申請表格 (「申請表格」) 來提供 閣下的電子郵件地址，並交回冠君產業信託的基金單位過戶登記處 (「基金單位過戶登記處」) 香港中央證券登記有限公司，地址為香港灣仔皇后大道東 183 號合和中心 17M 樓。

**如冠君產業信託沒有收到 閣下有效的電子郵件地址，直至 閣下向基金單位過戶登記處提供 閣下有效的電子郵件地址前， 閣下將在冠君產業信託網站或披露易網站取存公司通訊 (除根據 閣下所作選擇將以印刷本或透過電子郵件形式發送的公司通訊通知及可供採取行動的公司通訊外)。**

若 閣下有意收取日後公司通訊之印刷版，請填妥申請表格並交回基金單位過戶登記處或發送電子郵件至 [ChampionReit.ecom@eam.com.hk](mailto:ChampionReit.ecom@eam.com.hk)，並註明 閣下的姓名、地址以及收取公司通訊印刷版的要求。請注意，該指示將一直有效，除非被撤銷或取代，或直至每個曆年的最後一天為止 (以較早者為準)。

如 閣下對本信函內容有任何疑問，請致電冠君產業信託之電話熱線 (852) 2879 1288，辦公時間為星期一至五 (香港公眾假期除外) 上午九時正至下午六時正或發送電子郵件至 [ChampionReit.ecom@eam.com.hk](mailto:ChampionReit.ecom@eam.com.hk) 查詢。

鷹君資產管理 (冠君) 有限公司  
(冠君產業信託之管理人)  
謹啟

2024 年 3 月 22 日

附註 1：公司通訊包括但不限於：(a) 年度報告；(b) 中期報告；(c) 會議通告；(d) 上市文件；(e) 通函；及 (f) 代表委任表格。

附註 2：可供採取行動的公司通訊是指任何涉及要求基金單位持有人指示其擬如何行使其有關基金單位持有人權利或作出選擇的公司通訊。

