

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

Dear Unitholder(s)

22 March 2024

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 and the HKEXnews website at 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. Note 1) 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(Note 2) 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 HKFXnews 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, 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.

> 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(<u>www.ChampionReit.com</u>)及披露易網站 (<u>w</u>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 (www.hkexnews.hk) •

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(MHE)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^{需註3}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)。 閣下將在冠君產業信託網站或披露易

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,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)

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 查詢。

> 鷹君資產管理(冠君)有限公司 (冠君產業信託之管理人) 謹啓

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。

	Request Form	申請表格	
CA 1 (Please	hampion Real Estate Investment Trust ("Champion REIT") Stock Code: 2778) /o Computershare Hong Kong Investor Services Limited (the "Unit Registrar" 7M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong K choose ONLY ONE of the options below) 下週項中只選擇其中一項)	")	冠君產業信託(「冠君產業信託」) (股份代號: 2778) 經香港中央證券登記有限公司(「基金單位過戶登記處」 香港灣仔皇后大道東 183 號合和中心 17M 樓
Opti	on 1: Provide your email address for receipt Communications ^(Note 1) of Champion REIT via by scanning your personalised QR code		•
選項1:			
如選擇了選項 1 · 閣下無須交回本申請表格。			
Option 2: I/we hereby provide my/our email address in writing for receipt of future Corporate Communications ^(Note 1) of Champion REIT via electronic dissemination 選項 2 : 本人/吾等現以書面提供本人/吾等之電子郵件地址,以收取冠君產業信託透過電子方式發布的日後公司通訊 ^(附註 1)			
		ted issuer 上市語	
Champion Real Estate Investment Trust 冠君產業信託			
Email	address 電郵地址: (Note 4 / 附註 4)		
Option 3: I/we hereby request for receipt of Corporate Communications ^(Note 1) in printed form and noted that this instruction is valid unless being revoked or superseded or until expired on the last day of each calendar year (whichever is earlier). (Note 6) (Please mark "✓" in the below box if applicable) 選項 3: 本人/吾等現実求収取の言語語(常注)口刷本・並已知悉本指示將一直有效・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 (別表句・知及日本 (日本) (日本) (日本) (日本) (日本) (日本) (日本) (日			
	準)。^(附註 6)(如適用・請在以下方格內劃上「✓」號) Printed English Version 英文版本 Printed Chinese Version 中	文版本	Printed English and Chinese Version 英文及中文版本
Signatu	ure(s): (Note 2) Contact number	:	Date:

- tes 附註: Unless otherwise specified, Corporate Communications refer to any documents issued or to be issued for the information or action of Unitholders of any of its securities, including but not limited to (a) annual report; (b) interim report; (c) notices of meeting; (d) listing document; (e) circular; and (f) proxy form. 除非另有註明:公司雖訊乃指己發出或將予發出以供真任何基金單位持有人參配或採取行動的任何文件:其中包括但不限於(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。 Please complete all your details clearly. If your units are held in joint names, all of the joint Unitholders should jointly sign this Request Form in order to be valid. 請满差填妥 閣下之所有資料。如 閣下持有之基金單位屬聯名持有,則本申請表格須由所有聯名基金單位持有人聯合簽署:方為有效。 Any Request Form with no signature or otherwise incorrectly completed will be void. 任何申請表格若未有簽署或在其他方面填寫不正確,則該申請表格將會作廢。
- 性何申請表格若未有簽書或在其他方面填稿小址值,則該申請表格將實作發。
 If Champion REIT does not receive your functional email address, you will be unable to receive notifications regarding the publication of Corporate Communications^(hose 1). 如冠君產業值託沒有收到 閣下有效的電子郵件地址。阁下將無法收到有關發布公司通訊^{附近 1)}的通知。
 If you provide more than one email address by email, request form and/or other means, only the latest one email address provided will be registered.

 如 阁下通通電影、申請表格及或其他方式提供多於一個的電子郵件地址,只有 阁下最後提供的電子郵件地址將會被用於登記。
 If you provide email address in Option 1 or Option 2, no Corporation Communications^(hose 1) in printed form will be received.

 如 阁下在境间,或境间 2 提供了電影地址,將不會收取公司通訊^{附近 1}的印刷本。

PERSONAL INFORMATION COLLECTION STATEMENT

簽名: (附註 2)

Notes 附註.

- 個人資料聲明

 "Personal Data" in this statement has the same meaning as "personal data" in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong ("PDPO").

 本聲明中所指的「個人資料」與香港法例第 486 章(個人資料(私隱)條例)(「《私隱條例)」)中「個人資料」的涵義相同。

 Your Personal Data provided in this Request Form will be used in connection with, including but not limited to, Champion REIT's electronic dissemination of Corporate Communications" and to liaise with you on other matters relating to your unit holdings in Champion REIT. Our supply of Personal Data to Champion REIT is on a voluntary basis. In case of a failure to provide sufficient information, Champion REIT may not be able to process your instruction and/or request as stated in this Request Form.

 INTEX 中間末極所提供的個人資料所用於(包括但不限於)有關記君產業信託以電子方式發布公司通訊^{662 7}以及就 閣下持有的冠君產業信託基金單位有關的其他事宜上與 閣下聯絡。 閣下是自願向冠君產業信託提供图人資料。若 閣下未維度供足夠資料,记者每至集信託以電子方式發布公司通訊。但以下表述的指示及或要求。
 Your Personal Data may be disclosed or transferred by Champion REIT to its subsidiaries, the Unit Registrar, and/or other companies or bodies for any of the stated purposes, or when it is required to do so by law and will be retained for such period as may be necessary for our verification and record purposes.

 邓君產業信託可就任何所說明的用途或在法例规定的情况下,將 閣下的個人資料授養或轉移給冠君產業信託的問題公司、基金單位過戶登記處、及/或其他公司或團體,並將在適當期間保留該等個人資料作核質及影響用語。

 "Your Nave the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data

聯絡電話號碼:

- 黑风色, 政治 中央 2 で Any Such request for access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data should be in writing, by mail to the Hong Kong Privacy Officer of the Unit Registrar at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong or by email at
 - PrivacyOffice[®]ecomputershare.com.hk. 關下有權根據《私隱條例》的條文查閱及/或修改 間下的個人資料。任何該等查閱及/或修改個人資料的要求均須以書面方式都寄至基金單位過戶登記處(地址為香港灣仔皇后大道東 183 號合和中心 17M 樓) 向香港隱私主任提出,或發送電郵至 <u>PrivacyOfficer@computershare.com.h</u>

Mailing Label 郵寄標籤

Computershare Hong Kong Investor Services Limited 香港中央證券登記有限公司 Freepost No. 簡便回郵號碼:37 Hong Kong 香港

日期: