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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 EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an extraordinary general meeting (“**2021 EGM**”) of unitholders (“**Unitholders**”) of Champion Real Estate Investment Trust (“**Champion REIT**”) will be held immediately after the conclusion or adjournment of the 2021 AGM to be held on the same day and same venue (the 2021 AGM will be held at 4:00pm on Thursday, 20 May 2021 at 32nd Floor, Great Eagle Centre, 23 Harbour Road, Wanchai, Hong Kong) for the purpose of considering and, if thought fit, passing with or without modifications the following resolution:

SPECIAL RESOLUTION

Words and expressions that are not expressly defined in this notice of extraordinary general meeting shall bear the same meaning as that defined in the unitholder circular dated 23 April 2021 (“**Circular**”).

“**That:**

- (a) approval be and is hereby given for: (i) the proposed increase in the Property Development Cap from 10% of the Gross Asset Value of the Deposited Property to 25% of the Gross Asset Value of the Deposited Property, as more fully described in the Circular and (ii) the Property Development Cap Amendment as set out in the Appendix to the Circular; and
- (b) the REIT Manager, any director of the REIT Manager, the Trustee and any duly authorised officer of the Trustee each be and is hereby severally authorised to complete and do or cause to be done all such acts and things (including without limitation executing the Eighth Supplemental Deed and all other documents as may be required) as the REIT Manager, such director of the REIT Manager, the Trustee or such authorised officer of the Trustee, as the case may be, may consider expedient or necessary or in the interest of Champion REIT to give effect to the matters resolved upon in sub-paragraph (a) of 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, 23 April 2021

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 2021 EGM 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. **For the health and safety of Unitholders, Unitholders are strongly encouraged to cast their votes by submitting a proxy form appointing the Chairman of the 2021 EGM 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 of 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 2021 EGM 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 2021 EGM 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 2021 EGM, the Register of Unitholders will be closed from Friday, 14 May 2021 to Thursday, 20 May 2021 (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 2021 EGM, 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 Thursday, 13 May 2021.
5. A form of proxy for use at the 2021 EGM is sent to the Unitholders together with the Circular. The form of proxy is published on the HKEXnews website at www.hkexnews.hk and can also be downloaded from Champion REIT's website at www.ChampionReit.com.
6. 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, 20 May 2021, the 2021 EGM will be rescheduled. The REIT Manager will publish an announcement on the HKEXnews website at www.hkexnews.hk and Champion REIT's website at www.ChampionReit.com to notify Unitholders of the date, time and venue of the rescheduled meeting.

7. The 2021 EGM venue has wheelchair access. Anyone accompanying a Unitholder in need of assistance will be admitted to the 2021 EGM. 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.ecom@eam.com.hk.
8. 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 2021 EGM 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 2021 EGM 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 2021 EGM.
9. Subject to the development of COVID-19, Champion REIT may change the 2021 EGM arrangements at short notice and may issue further announcement as appropriate. Unitholders should check Champion REIT's website (www.ChampionReit.com) for updates on the latest arrangement of the 2021 EGM.

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

Non-executive Directors:

Dr Lo Ka Shui (Chairman), Mr Ip. Yuk Keung, Albert and Ms Wong Mei Ling, Marina

Executive Director:

Ms Wong Ka Ki, Ada (Chief Executive Officer)

Independent Non-Executive Directors:

Mr Cheng Wai Chee, Christopher, Mr Ho Shut Kan and Mr Shek Lai Him, Abraham