

ChampionREIT  
冠君產業信託

2024 ANNUAL REPORT



Fostering our **ECOSYSTEM**  
through **PARTNERSHIP**

Champion Real Estate Investment Trust (stock code: 2778) is a Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong)

## TRUST PROFILE

Champion REIT (the "Trust") is a real estate investment trust formed to own and invest in income-producing office and retail properties. The Trust's focus is on Grade A commercial properties in prime locations. It currently offers investors direct exposure to nearly 3 million sq. ft. of prime office and retail floor area. These include two Hong Kong landmark properties, Three Garden Road and Langham Place, as well as joint venture stake in 66 Shoe Lane in Central London.



## TRUST OBJECTIVES

Champion REIT's key objectives are to provide investors with stable and sustainable distributions and to achieve long-term capital growth. This aim of providing attractive total returns will be achieved by, among other things, proactive management of the properties in the Trust's portfolio and the selective acquisition of properties that will enhance distributions.





## Fostering our Ecosystem through Partnership

The design of the Trust's 2024 annual report features a striking blend of vibrant purple and fresh green hues, symbolising creativity in our pursuit of sustainable growth. The silhouettes of our distinctive, premium assets boast modern aesthetic that resonate our commitment to excellence. Central to the design is the infinity symbol which epitomises innovation and the limitless possibilities ahead.

This visual narrative encapsulates our dedication to connecting communities with new solutions and fostering lasting partnerships, while continuously pushing boundaries to embrace the opportunities the future holds.

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### Corporate Information

# Timeline of Significant Events

2024

19 Aug 2024

Announcement of  
2024 Interim Results



8 Oct 2024

Payment of 2024  
Interim Distribution



2025

19 Feb 2025

Announcement of 2024  
Final Results



11 – 13 March 2025

Closure of Register of  
Unitholders for 2024 Final  
Distribution



28 May 2025

Annual General Meeting



23 – 28 May 2025

Closure of Register of Unitholders  
for Annual General Meeting



29 May 2025

Payment of 2024 Final  
Distribution





## Five Year Financial Summary

For the year ended 31 December

2020	2021	2022	2023	2024	Profit (HK\$ Million)
\$2,633	\$2,495	\$2,359	\$2,312	\$2,185	<b>Total Rental Income</b>
(\$286)	(\$298)	(\$328)	(\$366)	(\$365)	<b>Net Property Operating Expenses</b>
\$2,347	\$2,197	\$2,031	\$1,946	\$1,820	<b>Net Property Income</b>
2020	2021	2022	2023	2024	Distributions (HK\$)
\$1,554	\$1,503	\$1,298	\$1,122	\$958	<b>Distributable Income (million)</b>
\$1,476	\$1,353	\$1,168	\$1,010	\$862	<b>Distribution Amount (million)</b>
\$0.2496	\$0.2275	\$0.1954	\$0.1683	\$0.1422	<b>Distribution per Unit</b>
2020	2021	2022	2023	2024	Valuation (HK\$)
\$67,318	\$65,296	\$63,555	\$62,950	\$60,104	<b>Gross Value of Portfolio (million)</b>
\$8.61	\$8.25	\$7.91	\$7.72	\$7.16	<b>Net Asset Value per Unit</b>
2020	2021	2022	2023	2024	Financial Ratios
10.9%	11.9%	13.9%	15.8%	16.7%	<b>Net Expense Ratio</b>
95.0%	90.0%	90.0%	90.0%	90.0%	<b>Payout Ratio</b>
23.0%	22.9%	22.5%	22.8%	23.7%	<b>Gearing Ratio</b>
2020	2021	2022	2023	2024	Operational Statistics
86.8%	89.0%	82.7%	82.8%	82.6%	<b>Three Garden Road Office Occupancy</b>
\$110.4	\$108.3	\$99.7	\$91.7	\$87.0	<b>...and Passing Rent (HK\$ psf)</b>
88.7%	96.3%	93.3%	93.3%	87.2%	<b>Langham Place Office Occupancy</b>
\$47.7	\$47.1	\$46.0	\$45.9	\$44.0	<b>...and Passing Rent (HK\$ psf)</b>
100.0%	100.0%	100.0%	98.6%	99.3%	<b>Langham Place Mall Occupancy</b>
\$179.3	\$165.9	\$157.1	\$185.3	\$157.5	<b>...and Passing Rent (HK\$ psf)</b>

## Chairman's Statement

**In the coming year, the macro economy outlook appears to be uncertain. We will remain agile while deepening our collaboration with our stakeholders.**

**Dr LO Ka Shui**

*Chairman*



The macro environment in 2024 was characterised by volatility. The pace of interest rate easing was slower than the market expected. The higher-for-longer interest rate environment remained unfavourable for the Trust. Amid the challenging commercial property market in Hong Kong, occupancy of the Trust's properties portfolio demonstrated resilience in the reporting period. While the strong local currency as well as outflow of domestic travellers affected the sales performance of local retail sector, tenants' sales of Langham Place Mall continued to outperform the market in 2024. However, office rental remained under pressure in view of the poor demand and supply situation. Distributable income of the Trust declined by 14.6% to HK\$958 million (2023: HK\$1,122 million) and distribution per unit ("DPU") decreased by 15.5% to HK\$0.1422 (2023: HK\$0.1683).

The office portfolio continued to face negative rental reversion and recorded a lower rental income. The softened retail sales at Langham Place Mall also slightly impacted retail rental income. As a result, total rental income of the Trust decreased by 5.5% to HK\$2,185 million (2023: HK\$2,312 million). Net property operating expenses declined slightly by 0.4% to HK\$365 million (2023: HK\$366 million) mainly due to reduction in lease management service fees, and repairs and maintenance expenses, offsetting the increase in other operating expenses and promotion expenses. Net property income dropped 6.5% to HK\$1,820 million (2023: HK\$1,946 million). Share of results of the minority-owned property 66 Shoe Lane in London, which is a joint venture amounted to HK\$25 million (2023: loss of HK\$69 million), the increase was mainly owing to mild increase in valuation of the property compared with revaluation loss in 2023.

During 2024, total amount of HK\$5.2 billion of debt due was successfully refinanced by new credit facilities and internal financial resources. As at 31 December 2024, total undrawn committed facilities amounted to HK\$3.7 billion, which is sufficient to fulfill the refinancing needs in 2025. Fixed rate debt portion was 40.4% as at 31 December 2024 (31 December 2023: 54.5%). Cash finance cost increased to HK\$644 million, (2023: HK\$590 million) mainly owing to the expiration of interest rate swap contracts in the middle of 2024 which were at a lower rate.

The appraised value of the Trust's properties decreased to HK\$60.1 billion as at 31 December 2024, compared with HK\$62.9 billion as at 31 December 2023. The drop was mainly due to lower rental rate assumptions. Net asset value per unit was HK\$7.16 as at 31 December 2024 (31 December 2023: HK\$7.72). Gearing ratio remained healthy at 23.7% as at 31 December 2024 (31 December 2023: 22.8%).

## Outlook

In the coming year, the macro economy outlook appears to be uncertain amid growing global geopolitical tensions. On one hand, further fiscal easing policies in the mainland could help stimulate China's economy and Hong Kong could be a beneficiary. On the other hand, inflation may remain elevated due to US-China trade tensions. The market has lowered the expectation for further interest rate cuts, which is a concerning factor for the Trust in 2025.

In the midst of a volatile market, the operating environment of the Trust is expected to stay challenging. The demand and supply situation for office spaces in Central remains challenging for landlords, and the downward trend of the rental market may take some time to improve. We will continue to adopt flexible leasing strategies and strengthen tenant relationships to maximise tenant retention and secure more renewals to ensure a sustainable income stream.

For Langham Place Office Tower, we will also stay flexible in leasing terms in new tenant recruitment to maintain the occupancy level. As the lifestyle cluster has already developed and the property is widely regarded as a preferred choice of medical, healthcare and wellness operators, we will continue to promote it as one-stop wellness hub. Marketing efforts will gear towards cultivating medical and wellness tenant prospects under Langham Place Office Tower's "Six Dimensions Wellness Hub" programme. Leveraging the esteemed position of

the property, we will expand the flexible working space Eaton Club to capture location-sensitive demand and to further reinforce the ecosystem of our property portfolio.

The resumption of the multiple-entry Individual Visit Scheme for Shenzhen residents has brought more visitors since late 2024. Nevertheless, the spending patterns of tourists have changed. The growth in visitor arrivals should provide some support to the retail market, making up for the outflow of local travellers. Yet the overall Hong Kong retail market and rental level might still face headwinds.

As a retail pioneer, the mall will endeavour to provide a one-of-a-kind, novelty experience for our patrons by introducing globally coveted brands to the venue. We will also step up collaboration with tenants in sales promotion to boost sales and traffic. A series of initiatives will be curated to celebrate the 20<sup>th</sup> anniversary of the mall. The debut celebration programme is a partnership with GROCERY, a local fashion brand and tenant. Under which, we jointly unveil an inaugural product, a commemorative special edition portable bag. With the new dedicated beauty zone and revamped e-store platform, Langham Beauty is set to provide a seamless online-merge-offline shopping experience to shoppers.

Though total committed undrawn facilities are more than sufficient to service the refinancing needs of this year, we are in the process to arrange refinancing of the outstanding debt of HK\$1.7 billion due in 2025 to enhance financial flexibility and to mitigate market uncertainty. In view of the uncertainty of interest rate outlook, we will continue to closely monitor the market condition and look for market window to increase the fixed rate debt portion to manage interest rate risks.

The operating landscape of the office market remains challenging and may continue to influence market rental rates in 2025. While an anticipated influx of tourists from mega-events and the return of the multiple-entry Individual Visit Scheme is expected, the strong local currency might still impact local consumption. Given the macroeconomic uncertainties, rental income for the Trust is expected to experience ongoing downward pressure. We will remain agile while deepening our collaboration with our stakeholders in this challenging market environment.

**LO Ka Shui**  
*Chairman*

## CEO's Review



**We will remain steadfast in our role as a “super-connector” to raise efficiency and resilience across our value chain.**

**Ms HAU Shun, Christina**  
*Chief Executive Officer*

### Three Garden Road

Despite the sluggish momentum of the overall Central Grade A office leasing in 2024, occupancy of Three Garden Road continued to demonstrate resilience. The competitive landscape remained intense due to abundant supply. Demand mainly came from relocation within Central, involving mostly small-sized occupiers. We also observed moderate demand for expansion from existing tenants in asset management because of business and consolidation needs. Office occupancy of the property was 82.6% as at 31 December 2024 (31 December 2023: 82.8%).

To maintain the occupancy level and stability of income stream, we continued to proactively negotiate with tenants on renewals for leases expiring in 2025. We also pushed forward discussions with tenants about early renewal commitments for 2026 expiries. So far, we had confirmed lease renewals for around 40% of 2025 expiries and nearly half of 2026 expiries. They included large-sized occupiers and anchor tenants.

Market rental of Central office continued to soften due to the ample stock and lackluster demand. Three Garden Road inevitably continued to face negative rental reversion in 2024. Passing rent dropped to HK\$87.0 per sq. ft. (based on lettable area) as at 31 December 2024 (31 December 2023: HK\$91.7 per sq. ft.). Rental income of the property fell 7.4% to HK\$1,132 million (2023: HK\$1,222 million).

Net property operating expenses declined marginally by 0.7% to HK\$139 million (2023: HK\$140 million) mainly due to lower government rent and rates, lease management services fees, and repairs and maintenance expenses, which offset the increase in rental commission. Net property income decreased by 8.2% to HK\$993 million (2023: HK\$1,082 million).

We are committed to partnering with our tenants in sustainability and ongoing improvement on our properties. 2024 marked Three Garden Road becoming the first “Quadruple Platinum” Grade A office building under the existing building certification category in Hong Kong. The building attained Platinum certification of



Leadership in Energy and Environmental Design (LEED) “v4.1 Operations and Maintenance: Existing Buildings” and the Platinum certification of WiredScore v3.1.

## Langham Place Office Tower

The slower than expected recovery of mainland medical tourism in the post-pandemic era impacted the performance of Langham Place Office Tower. Some beauty and medical tenants had reduced their operations in the property. Although occupancy of 87.2% as at 31 December 2024 (31 December 2023: 93.3%) was lower than the end of previous year, it was similar to the level in June 2024. The property remains an enviable lifestyle and wellness hub with lifestyle tenants accounting for 67% of the area as at 31 December 2024.

The location of the property continues to be a preferred option for the healthcare and beauty operators seeking to make a foray into the market or a branch expansion. Harnessing our internal resources and ecosystem, we strive to create collaboration opportunities to connect tenants from different sectors. To this end, a medical tenant was invited to host a healthcare seminar for office occupants in Central. It was a mutually beneficial event as the medical operator was able to tap business opportunities and the tenants also had a chance to promote wellness among their employees.

While occupancy remained stable in the second half of 2024, market rental of the property remained under pressure. Passing rent lowered slightly to HK\$44.0 per sq. ft. (based on gross floor area) (31 December 2023: HK\$45.9 per sq. ft.). Rental income declined by 7.3% to HK\$324 million (2023: HK\$350 million) as a result of lower average occupancy and negative rental reversion.

Net property operating expenses decreased by 2.7% to HK\$45 million (2023: HK\$46 million). The increase in net building management expenses caused by lower average occupancy was offset by lower rental commission due to lower leasing activities and reduced repairs and maintenance expenses. Net property income dropped by 8.0% to HK\$280 million (2023: HK\$304 million).

## Langham Place Mall

The Hong Kong retail market has been affected on multiple fronts, including changes in consumer behaviour and spending patterns of tourists, and a significant outflow of local travellers prompted by the strong local

currency. Against the backdrop of the challenging operating environment, Langham Place Mall continued to outperform the market. But it was not entirely unscathed by the downward trends. Tenants' sales of the mall declined by 4.3% in 2024, compared with a 7.3% drop in Hong Kong retail sales.

Occupancy of the mall maintained a high level at 99.3% as at 31 December 2024 (31 December 2023: 98.6%). The base rent portion improved to HK\$475 million (2023: HK\$457 million) mainly attributable to pure turnover leases converted to base rent plus turnover leases as well as higher rent rates agreed upon by some new tenants. However, slowdown in sales of tenants caused a decline in turnover rent portion to HK\$196 million (2023: HK\$224 million). As such, the growth in base rent portion was not sufficient to compensate for the decrease. Overall, rental income of the mall dropped slightly by 1.6% to HK\$728 million (2023: HK\$740 million). Passing rent lowered to HK\$157.5 per sq. ft. (based on lettable area) as at 31 December 2024 (31 December 2023: HK\$185.3 per sq. ft.). This reflected the fluctuations in tenants' sales observed in December.

Net property operating expenses rose slightly by 0.4% to HK\$181 million (2023: HK\$181 million) mainly due to increase in other operating expenses and promotion expenses earmarked to boost sales under the competitive operating environment, offsetting decrease in rental commission. Net property income declined by 2.2% to HK\$547 million (2023: HK\$559 million).

During the Year, we went above and beyond to further raise the profile of Langham Place as a premier beauty hub. Apart from collaborating with beauty brands in launching marketing and promotion campaigns, we spearheaded a strategic partnership with SF Express, under which we offer complimentary delivery for products purchased at Langham Beauty to enhance the shopping experience for both tourists and locals.

To maintain the appeal of the mall, we continued our effort on asset enhancement and tenant composition rebranding. During 2024, the subdivision of stores on the street level was completed with additional seven beauty brands in the fourth quarter.

As a trendsetting leader, we continue to introduce sought-after brands while also tapping those yet to establish a presence in the Hong Kong market. To name a few, Korean brand emis opened its first pop-up shop in

## CEO's Review

Hong Kong in the summer. Harry Potter x MINISO launched its first global pop-up store in October. Both new ventures attracted significant foot traffic and delivered notable sales records. Furthermore, popular lifestyle tenant Pop Mart established their footprint in the mall during the Year, with their limited-edition products receiving overwhelming responses from shoppers.

### Sustainability

In an era where we place climate resilience and our well-being as pressing priorities, sustainability stands as a core value that guides our business strategies and operations. While pursuing sustainable business growth, we remain focused on delivering our 2030 ESG Targets and 2045 Net Zero Commitment by forging strategic partnerships to create lasting, positive impacts.

Thanks to our commitment to innovation and continuous improvement, we have achieved the highest five-star rating for two consecutive years as well as the prestigious title of "Global Listed Sector Leader" in the 2024 GRESB Real Estate Assessment. Three Garden Road has secured two Platinum certifications in Leadership in Energy and Environmental Design (LEED) and WiredScore, marking it the first "Quadruple Platinum" Grade A existing office building in Hong Kong.

Partnership is the key for us to advance sustainability. We launched our inaugural "Champion REIT ESG Week", collaborating with more than 20 partners and organisations from various sectors. With a range of novel and engaging activities, the event received an overwhelmingly positive response.

Expanding upon the well-received Green Champion Challenge last year, we took a step forward by organising

the EcoChampion Pledge. It is a landlord-tenant partnership aimed at driving change in energy saving, waste management and green procurement. We aspire to build stronger partnerships with our tenants by providing necessary resources to spur positive environmental transformation.

Our dedication to sustainability reaches beyond our tenants to encompass the broader community as well. In collaboration with social enterprise V Cycle and more than 40 beauty tenants, we launched the Langham Beauty's Green Vitality Beauty Empties Recycling initiative at Langham Place Mall. The programme serves to empower our customers to embrace responsible consumption.

Central to our sustainability efforts is our belief in the power of art and music to cultivate a diverse, equitable and inclusive community. We co-hosted two impactful events with Fullness Social Enterprises Society, including Christmas "Sharelebration" Pop-up Market 2024 at Three Garden Road, and the first-ever Ethical Consumption Pop-up Store in Langham Place Mall. Our flagship "Musica del Cuore" music programme, along with other festive celebration initiatives over the years, further amplifies our efforts to foster community cohesion.

Looking ahead, we will remain steadfast in our role as a "super-connector" by persistently cultivating mutually beneficial relationships with our tenants to raise efficiency and resilience across our value chain.

**HAU Shun, Christina**  
*Chief Executive Officer*

<b>Three Garden Road</b>	<b>2024 HK\$'000</b>	<b>2023 HK\$'000</b>	<b>Change</b>
Rental Income	1,132,061	1,222,222	-7.4%
Net Property Operating Expenses	138,969	139,920	-0.7%
Net Property Income	993,092	1,082,302	-8.2%
<b>Langham Place Office Tower</b>			
Rental Income	324,114	349,760	-7.3%
Net Property Operating Expenses	44,603	45,834	-2.7%
Net Property Income	279,511	303,926	-8.0%
<b>Langham Place Mall</b>			
Rental Income	728,334	740,007	-1.6%
Net Property Operating Expenses	181,244	180,514	+0.4%
Net Property Income	547,090	559,493	-2.2%

## Awards and Achievements



### Champion REIT

#### Sustainability and Corporate Governance

##### HKMA Sustainability Award 2024

Distinction Award (Large Organisation Category)

##### Global Real Estate Sustainability Benchmark (GRESB)

- Global Listed Sector Leader
- Five-star Recognition
- Grade A Rating on Public Disclosure

##### The Chamber of Hong Kong Listed Companies – Hong Kong Corporate Governance & ESG Excellence Awards 2024

Awards of Excellence in ESG

##### Sing Tao and PolyU Outstanding ESG Enterprises Recognition Scheme 2024

ESG Commendation Awards

##### Fair Trade Hong Kong – Fair Trade and SDG Awards 2023/24

Impact Achievement Award

##### Tithe Ethical Consumption Movement

Social Enterprise Supporter Plus Award

##### Hong Kong ESG Reporting Awards (HERA) 2024

GRESB x HERA Standing Investment Benchmark (Mainland China/Hong Kong) – Grand Award

#### Corporate

##### Hong Kong Investor Relations Association

– Investor Relations Awards 2024

Certificate of Excellence

#### Annual Report

##### Hong Kong Management Association

– Best Annual Report Awards 2024

Excellence Award for Small Size Entries

##### MerComm, Inc. – International ARC Awards 2024

- Traditional Annual Report – Silver
- Cover photo/Design – Bronze
- Design/Graphics – Bronze





## Three Garden Road

### Building Certification

#### U.S. Green Building Council

LEED v4.1 Operations and Maintenance:  
Existing Buildings – Platinum

#### International WELL Building Certificate

WELL Building Standard Certification – Platinum

#### WiredScore

WiredScore Certificate for Offices v3.1 – Platinum

#### Hong Kong Green Building Council

– BEAM Plus EB v2.0 Comprehensive Scheme – Platinum  
– Zero-Carbon-Ready Building Certification Scheme  
– Extra Low

### Environment

#### Environment and Ecology Bureau

– Charter on External Lighting  
– Energy Saving Charter 2024  
– 4T Charter

#### The Hongkong Electric Co. Ltd.

Renewable Energy Certificate

#### Environmental Campaign Committee

– IAQwise Certificate – Excellent Level  
– Wastewise Certificate – Excellent Level  
– Energywise Certificate – Excellent Level  
– Carbon Reduction Certificate  
– Hong Kong Green Organisation

#### Environment Protection Department

Indoor Air Quality Certificate – Excellent Class

#### Electrical & Mechanical Services Department

Hong Kong Energy Efficiency Registration Scheme for Buildings

#### Water Supplies Department

Quality Water Supply Scheme for Buildings  
– Fresh Water (Management System) – Gold  
– Flushing Water – Blue

### Community

#### Equal Opportunities Commission

Universal Design Award Scheme – Gold Award

#### Methodist Centre

Healthy Corporate Award Scheme – Silver Award



## Langham Place

### Building Certification

#### International Finance Corporation

LEVEL 1: EDGE Certified

#### Hong Kong Green Building Council

– BEAM Plus EB v2.0 Comprehensive Scheme – Platinum  
– Green Shop Alliance Award 2023 – Green Mall of the Year  
– Zero-Carbon-Ready Building Certification Scheme  
– Extra Low for Langham Place Office Tower

### Environment

#### Hong Kong PropTech Association – PropTech Excellence Awards 2024

ESG in PropTech – Silver Award

#### CLP Power Hong Kong Limited

– Smart Energy Award 2024 – Innovation Award  
– Excellence  
– Renewable Energy Certificate

#### Environment and Ecology Bureau

– Charter on External Lighting  
– Energy Saving Charter 2024  
– 4T Charter

#### Environmental Campaign Committee

– IAQwise Certificate – Excellent Level  
– Wastewise Certificate – Excellent Level  
– Energywise Certificate – Excellent Level  
– Carbon Reduction Certificate  
– Hong Kong Green Organisation

#### Environment Protection Department

Indoor Air Quality Certificate – Excellent Class

#### Electrical & Mechanical Services Department

Hong Kong Energy Efficiency Registration Scheme for Buildings

#### Water Supplies Department

Quality Water Supply Scheme for Buildings  
– Fresh Water (Management System) – Gold  
– Flushing Water – Gold

### Management and Service

#### The Hong Kong Institute of Facility Management

Excellence in Facility Management Award 2023/24  
– Retail – Excellence Award

### Community

#### Equal Opportunities Commission

Universal Design Award Scheme – Silver Award

### Marketing

#### Marketing Magazine

The Marketing Event Awards 2024 Hong Kong  
– Best Integrated Event – Gold  
– Best Event – Retail – Silver

#### The Hong Kong Retail Management Association

2024 Hong Kong Courtesy Stores – World-wide Top Trend

## Board of Directors

The Board of Directors (the “Board”) of Eagle Asset Management (CP) Limited (the “REIT Manager”) principally oversees the day-to-day management of the REIT Manager’s affairs and the conduct of its business and is responsible for the overall governance of the REIT Manager. The Board will also review major financial decisions and the performance of the REIT Manager. The Board currently consists of two Non-executive Directors, one Executive Director and four Independent Non-executive Directors.

### **Dr LO Ka Shui**

*Chairman and  
Non-executive Director*



aged 78, was appointed as Chairman and Non-executive Director of the REIT Manager in 2006. He is a member of Audit Committee, Disclosures Committee, Nomination Committee and Chairman of Finance and Strategic Planning Committee of the REIT Manager. He is also a Director of all special purpose vehicles of Champion REIT. Dr Lo is Chairman and Managing Director of Great Eagle Holdings Limited, and Chairman and Non-executive Director of the manager of the publicly-listed trust, Langham Hospitality Investments. He is also Vice President of The Real Estate Developers Association of Hong Kong and a member of The Hong Kong Centre for Economic Research’s Board of Trustees. Dr Lo was formerly Director of Hong Kong Exchanges and Clearing Limited; Chairman of the Listing Committee for the Main Board and Growth Enterprise Market; a member of the

Exchange Fund Advisory Committee of the Hong Kong Monetary Authority; Chairman of The Chamber of Hong Kong Listed Companies; Chairman of the Hospital Authority of Hong Kong; a board member of the Airport Authority Hong Kong; and a Member of the University Grants Committee of Hong Kong.

Dr Lo graduated from McGill University with a Bachelor of Science Degree and obtained a Doctor of Medicine (M.D.) Degree from Cornell University, and was certified in Internal Medicine and Cardiovascular Disease at University of Michigan Hospitals. He has over four decades of experience in property and hotel development, and investment both in Hong Kong and overseas.

**Ms HAU Shun, Christina**

*Chief Executive Officer and  
Executive Director*



aged 50, was appointed as Chief Executive Officer, Chief Investment Officer and Executive Director of the REIT Manager in 2022. She also serves in the positions of Chairman of Disclosures Committee and member of the Finance and Strategic Planning Committee of the REIT Manager. She is also a Director of all special purpose vehicles of Champion REIT.

Ms Hau, as Chief Executive Officer, is responsible for planning the strategic development of Champion REIT and ensuring that Champion REIT is operated in accordance with stated investment strategy, policies and regulations. She also oversees the day-to-day operations of Champion REIT. As Chief Investment Officer, Ms Hau is responsible for identifying and evaluating potential acquisitions or investments opportunities. She is also responsible for overseeing the capital structure of Champion REIT, including the planning and overseeing of capital raising activities from the market. Ms Hau is a

Responsible Officer as defined under the Securities and Futures Ordinance.

Ms Hau is a Registered Architect in Hong Kong with over 20 years of experience in the real estate industry, covering design, planning, project management and asset management of renowned world-class commercial complexes. Prior to joining the REIT Manager, Ms Hau worked at Hong Kong's leading real estate listed companies, responsible for overseeing the asset management of the group's key Mainland China investment properties.

Ms Hau graduated from The Chinese University of Hong Kong with degrees in Master of Architecture and Bachelor of Social Sciences (Hons). She is a member of Hong Kong Institute of Architects and Hong Kong Chapter Board Member of Asia Pacific Real Assets Association (APREA).

## Board of Directors

### **Ms WONG Mei Ling, Marina**

*Non-executive Director*



aged 58, was appointed as Non-executive Director of the REIT Manager in 2020. She is also a member of Finance and Strategic Planning Committee of the REIT Manager. Ms Wong has been the officer in charge of the corporate secretary of the REIT Manager since July 2008, and is principally responsible for the governance, compliance and corporate secretarial matters of the REIT Manager. She is also a Director of all special purpose vehicles of Champion REIT. Ms Wong currently is Company Secretary of both Great Eagle Holdings Limited, and the manager of the publicly-listed trust, Langham Hospitality

Investments. With over 30 years solid working experience, her expertise lies in the development of governance and compliance policies and corporate secretarial and administration.

Ms Wong is a Fellow of both The Chartered Governance Institute and The Hong Kong Chartered Governance Institute. She holds a Master Degree in Laws, a Master Degree in Business Administration and a Bachelor Degree in Accountancy.



**Professor CHAN Ka Keung, Ceajer***Independent Non-executive Director*

aged 68, was appointed as an Independent Non-executive Director of the REIT Manager in April 2023. He is also a member of Audit Committee of the REIT Manager. Professor Chan holds an Honorary Doctoral Degree from The Hong Kong University of Science and Technology (HKUST). Professor Chan is an Adjunct Professor and a Senior Advisor to the Dean at HKUST Business School. He was appointed as the Secretary for Financial Services and the Treasury of the Government of the Hong Kong Special Administrative Region from July 2007 to June 2017. Prior to that, he was the Dean of Business and Management at HKUST. Before joining the HKUST Business School in 1993, Professor Chan had spent nine years teaching at Ohio State University in the United States. Professor Chan is currently a Director of the One Country and Two Systems Research Institute. Professor Chan is an Independent Non-executive Director of China Overseas Land & Investment Limited, Guotai Junan International Holdings Limited, Langham Hospitality

Investments and Langham Hospitality Investments Limited, and CTF Services Limited (formerly known as NWS Holdings Limited) (all listed in Hong Kong). He is also an Independent Non-executive Director of Greater Bay Area Homeland Investments Limited. He is the Chairman of WeLab Bank Limited and a Senior Advisor to WeLab Holdings Limited. During the past three years, Professor Chan was an Independent Non-executive Director of USPACE Technology Group Limited (listed in Hong Kong).

Professor Chan received his Bachelor's Degree in Economics from Wesleyan University in the United States and his M.B.A. and Ph.D. in Finance from The University of Chicago. He specialised in assets pricing, evaluation of trading strategies and market efficiency and has published numerous articles on these topics.

**Mr CHENG Wai Chee, Christopher***Independent Non-executive Director*

aged 76, has been the Director of the REIT Manager since 2006. He is a member of Audit Committee and Nomination Committee of the REIT Manager. Mr Cheng serves as the Chairman of Wing Tai Properties Limited (listed in Hong Kong). Mr Cheng plays an active role in public service. He was a member of the Board of Overseers at Columbia Business School; a member of the President's Council on International Activities of Yale University; and Chairman of the Hong Kong General Chamber of Commerce.

Mr Cheng holds a Doctorate in Social Sciences honoris causa from The University of Hong Kong and a Doctorate in Business Administration honoris causa from The Hong Kong Polytechnic University. He graduated from the University of Notre Dame, Indiana with a Bachelor's Degree in Business Administration and from Columbia University, New York with a Master's Degree in Business Administration.

## Board of Directors

### Mr IP Yuk Keung, Albert

*Independent Non-executive Director*



aged 72, has been the Director of the REIT Manager since 2011. He is currently an Independent Non-executive Director, a member of Audit Committee and an advisor of the Finance and Strategic Planning Committee of the REIT Manager. Mr Ip is an international banking executive with over 30 years of experience in the United States, Asia and Hong Kong. He was formerly Managing Director of Citigroup and Managing Director of Investments at Merrill Lynch (Asia Pacific). Mr Ip is currently an Independent Non-executive Director of Power Assets Holdings Limited; New World Development Company Limited; and Hutchison Telecommunications Hong Kong Holdings Limited (all listed in Hong Kong). Mr Ip is also an Independent Non-executive Director of Lifestyle International Holdings Limited (delisted on 20 December 2022).

Mr Ip is an Adjunct Professor at City University of Hong Kong, The Hong Kong University of Science and Technology, The University of Hong Kong, The Hang Seng University of Hong Kong and The Chinese University of Hong Kong. He is also an Honorary Fellow, a member

of the International Advisory Board and Chairman of Business Career Development Advisory Committee of College of Business and a member of the Court at City University of Hong Kong; an Honorary Fellow, Chairman of the HKUST Foundation, Senior Advisor to the President, Special Advisor to the Dean and Chairman of Career Development Advisory Council of School of Business and Management, a member of the Business School Advisory Council and an Honorary Advisor and Chairman of Career Development Advisor Board of the School of Humanities and Social Science at The Hong Kong University of Science and Technology; an Adjunct Distinguished Professor in Practice and Advisory Board member for the Faculty of Business Administration at University of Macau; an Honorary Fellow of Vocational Training Council; and a member of The Science and Technology Council of the Macau Special Administrative Region.

Mr Ip holds a Bachelor of Science degree in Applied Mathematics and Computer Science from Washington University in St. Louis (summa cum laude), a Master of Science degree in Applied Mathematics from Cornell University and a Master of Science degree in Accounting and Finance from Carnegie-Mellon University.

**Mr SHEK Lai Him, Abraham**  
*Independent Non-executive Director*



aged 79, was appointed as an Independent Non-executive Director of the REIT Manager in 2006. He is Chairman of both Audit Committee and Nomination Committee, and a member of the Disclosures Committee of the REIT Manager. Mr Shek is an Honorary Member of the Court of The Hong Kong University of Science and Technology, a Court Member of Hong Kong Metropolitan University, a Court Member of City University of Hong Kong and a member of the Court of The University of Hong Kong. Mr Shek was a member of the Legislative Council for the Hong Kong Special Administrative Region representing the real estate and construction functional constituency during the period from 2000 to 2021. Mr Shek is currently Honorary Chairman and an Independent Non-executive Director of Chuang's China Investments Limited; Vice Chairman and an Independent Non-executive Director of ITC Properties Group Limited; an Independent Non-executive Director of Alliance International Education Leasing Holdings Limited; China Resources Building Materials Technology Holdings Limited; Chuang's Consortium International Limited; Cosmopolitan International Holdings Limited; CSI

Properties Limited; Everbright Grand China Assets Limited; Far East Consortium International Limited; Hao Tian International Construction Investment Group Limited; Lai Fung Holdings Limited; CTF Services Limited (formerly known as NWS Holdings Limited); Paliburg Holdings Limited and Shin Hwa World Limited (all listed in Hong Kong). He is also an Independent Non-executive Director of Regal Portfolio Management Limited (as the manager of Regal REIT listed in Hong Kong). Mr Shek is an Independent Non-executive Director of Ping An OneConnect Bank (Hong Kong) Limited and Lifestyle International Holdings Limited (delisted on 20 December 2022), and Chairman and Independent Non-executive Director of Goldin Financial Holdings Limited (delisted on 31 October 2023). During the past three years, Mr Shek was an Independent Non-executive Director of Country Garden Holdings Limited (listed in Hong Kong).

Mr Shek graduated from The University of Sydney with a Bachelor of Arts Degree and City University of Hong Kong with a Juris Doctor Degree.

## Senior Management

The REIT Manager, Eagle Asset Management (CP) Limited, is charged with the responsibility of managing the assets of Champion REIT for the benefit of Unitholders. It is responsible for ensuring compliance with the applicable provisions of the Code on Real Estate Investment Trusts, the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and other relevant legislation.

As part of its duties, it will set the strategic direction and risk management policies of Champion REIT, appoint and supervise service providers, and initiate the acquisition, divestment or enhancement of assets. Communication with investors and other stakeholders is another role of the REIT Manager.

### **Ms HAU Shun, Christina**

*Chief Executive Officer*



aged 50, Chief Executive Officer, Responsible Officer and Manager-In-Charge of overall management oversight and key business line functions as defined under the Securities and Futures Ordinance, is responsible for planning the strategic development of Champion REIT and ensuring that Champion REIT is operated in accordance with stated investment strategy, policies and regulations and oversees the day-to-day operations. Additionally, as Chief Investment Officer, she is

responsible for identifying and evaluating potential acquisitions or investments and for investor relations. She is also responsible for the capital structure of Champion REIT, including the planning and overseeing of capital raising activities from the market.

Biographical information on Ms Hau can be found on the page highlighting the board of directors, of which she is a member.

**Ms LUK Ka Ping, Amy***Investment and Investor Relations Director*

aged 53, Responsible Officer as defined under the Securities and Futures Ordinance, is responsible for identifying and evaluating potential investment opportunities, overseeing the capital structure and investor relations of Champion REIT. She has over 20 years of experience in the financial industry. Before joining the REIT Manager, Ms Luk has been involved in equity research covering the Hong Kong real estate sector for over 10 years at various international financial institutions, making recommendations on equity investments.

Ms Luk holds a Master of Business Administration from the University of Rochester and a Bachelor of Business Administration from The Hong Kong University of Science and Technology. She is a Chartered Financial Analyst and holds the CFA Institute Certificate in ESG Investing. She was honoured with the titles of Best Investor Relations Professional by Corporate Governance Asia and Best IRO by Hong Kong Investor Relations Association.

**Mr LEUNG Kin Shan***Business Development Director*

aged 41, Responsible Officer and Manager-In-Charge of finance and accounting function as defined under the Securities and Futures Ordinance, is responsible for identifying and evaluating potential business development opportunities in line with the strategy of Champion REIT and the Trust's finance function. He has over 10 years of experience in the finance industry. Prior to joining the REIT Manager, Mr Leung worked at

Standard Chartered and Citigroup's investment banking division in originating and executing capital markets and M&A transactions for clients across Asia.

Mr Leung graduated from University of Michigan (Ann Arbor), with a Bachelor of Business Administration degree from Ross School of Business and a Bachelor of Arts degree from College of Literature, Science and the Arts.



## Senior Management

### **Ms SUNG Kar Wai, Rosana**

*Finance Director*



aged 51, a Manager-In-Charge of finance and accounting function as defined under the Securities and Futures Ordinance, is responsible for the financial reporting of Champion REIT. Her duties include reviewing management accounts, maintaining profit and cashflow forecasts and the reporting of financial returns to regulators. Ms Sung is also a Director of all special purpose vehicles of Champion REIT. With more than 25 years of accounting and audit experience, she had previously worked as a senior accountant at a listed

company and earlier in her career was employed by a reputable certified public accountants firm to perform audit duties.

Ms Sung holds a Master of Professional Accounting degree from The Hong Kong Polytechnic University and a Bachelor of Business Administration (Professional Accountancy) from The Chinese University of Hong Kong. She is also an associate member of Hong Kong Institute of Certified Public Accountants.

### **Ms FUNG Ka Po**

*Senior Internal Audit Manager*



aged 37, Manager-In-Charge of operational control and review, and risk management functions as defined under the Securities and Futures Ordinance, is responsible for reviewing the accuracy and completeness of records of all operations and transactions of Champion REIT. As part of her duties, Ms Fung ensures the risk management and internal control systems of the REIT Manager function properly and provides internal audit reports to the Audit Committee of the Board of Directors on a regular basis. Prior to joining the REIT Manager, Ms Fung

worked in a leading energy supplier and one of the largest property developers in Hong Kong. She has more than 10 years of experience in internal auditing, data analytics and business process improvement.

Ms Fung graduated from The University of Western Australia with a Bachelor degree of Commerce majoring in Quantitative Finance, Corporate Finance and Financial Accounting. She is also a member of the Hong Kong Institute of Certified Public Accountants.

**Mr KWOK Mau Yan, Camby**  
*Senior Program Manager*



aged 42, Manager-In-Charge of information technology function as defined under the Securities and Futures Ordinance, is responsible for providing leadership for the ongoing design, development and maintenance of systems throughout Champion REIT. Mr Kwok has over 15 years of experience in the IT & Project Management industries, possessing all-rounded knowledge and skillsets. Prior to joining the REIT Manager, he worked at

Hong Kong's leading real estate listed companies on group's IT & digital projects.

Mr Kwok graduated from The University of Hong Kong with degree in Bachelor of Engineering. He is certified with Project Management Professional (PMP)<sup>®</sup> and The Certified in the Governance of Enterprise IT<sup>®</sup> (CGEIT<sup>®</sup>).

**Ms LAM Katrina Lai Kuen**  
*Compliance Manager*



aged 39, Manager-In-Charge of the compliance, anti-money laundering and counter-terrorist financing functions as defined under the Securities and Futures Ordinance, is responsible for establishing and maintaining robust internal control policies and procedures to ensure that the management and operations of Champion REIT comply with statutory requirements and regulations. Ms Lam oversees the implementation and maintenance of internal control procedures on anti-money laundering and counter-terrorist financing at both the trust administrative level and operational levels within Champion REIT. With over 15 years of relevant professional experience, Ms Lam possesses extensive expertise in legal, compliance and company secretarial

matters, gained through her tenure with companies including multinational corporations, financial institutions, listed companies and private legal practices.

Ms Lam holds a Bachelor of Laws degree and is a Fellow of both The Chartered Governance Institute and The Hong Kong Chartered Governance Institute. Furthermore, in addition of being a European Federation of Financial Analysts Societies Certified ESG Analyst<sup>®</sup>, she has also passed the CAMS examination of The Association of Certified Anti-Money Laundering Specialists and is currently an affiliate member of The Society of Trust and Estate Practitioners.

## Management Philosophy

The REIT Manager is committed to providing Unitholders with attractive total returns in the form of stable and sustainable Distribution per Unit and long-term growth in Net Asset Value per Unit. It will achieve this through proactive asset management and selective acquisition of properties.

### Asset Management Strategy



The REIT Manager, working closely with the Property Management Team, will proactively manage its properties to achieve the following goals.

#### Sustainability Focus

Build a strong corporate culture that integrates sustainability, and climate change considerations into decision-making processes. Such a culture will create sustainable business development and long-term values for our stakeholders.

#### Maximise Rental Income

Optimise the rental income from each tenancy and, where possible, augment rental income through additional floor area, asset enhancements and turnover rent.

#### High Occupancy Levels

Keep occupancy levels high by maintaining high-quality services and technical standards, capitalising on targeted tenants' requirements, and actively managing tenancy expiries.

#### High Tenancy Renewal Rates

Maintain high tenancy renewal rates through proactive tenant relationship management and anticipation of future tenant needs. These measures will minimise rental losses due to downtime and lead to lower expenses and agency fees incurred for new tenancies.

#### A Quality and Diversified Tenant Base

Retain a quality tenant base built upon high covenant, multinational office occupiers and well recognised retail tenants in order to maintain a premium image for the Trust's properties and to minimise default rates.

### Acquisition Strategy



The REIT Manager intends to actively pursue yield-enhancing opportunities through the addition of income-producing commercial properties. The following investment criteria will be used in the evaluation of acquisition opportunities globally.

#### Yield Accretion

Properties to be acquired should have either a high existing rental income or the potential for higher rental income.

#### Potential for Asset Growth

Macro economic factors and the potential for future changes in asset value will be assessed.

#### Tenant Characteristics

Rent and occupancy trends will be assessed with an emphasis on good tenant retention and default rates.

#### Location and Accessibility

Properties that have convenient access to public transportation networks, major roads, and pedestrian thoroughfares will be favoured.

#### Value-adding Opportunities

Opportunities to add value through renovation will be scrutinised. Other enhancements and proactive property management practices will also be assessed.

#### Building Specifications

The building specifications should be top-quality. Other aspects such as building condition, sustainability performance, climate resilience, and compliance with regulations will also be examined.

## Financial Review

### Distributions

Total distributable income of Champion REIT for the Year was HK\$958 million, reflecting a decline of 14.6% compared to HK\$1,122 million in 2023. With a payout ratio of 90% of Champion REIT's distributable income, the distribution amount for the Year stands at HK\$862 million.

Distribution per unit for the six months ended 31 December 2024 ("Final Distribution per Unit") was HK\$0.0613, calculated based on the total number of issued units as of 31 December 2024. The final distribution amount to be paid to Unitholders on 29 May 2025 will be based on the Final Distribution per Unit of HK\$0.0613, as well as the total number of issued units as of the record date, 13 March 2025.

With an interim distribution per unit for the six months ended 30 June 2024 of HK\$0.0809 and a Final Distribution per Unit of HK\$0.0613, the total distribution per unit for the Year amounted to HK\$0.1422 (2023: HK\$0.1683). Based on the closing unit price of HK\$1.73 recorded on 31 December 2024, the total distribution per unit for the Year represents a distribution yield of 8.2%.

### Closure of Register of Unitholders

The Register of Unitholders will be closed during the following periods and during these periods, no transfer of units will be effected:

**(i) To qualify for the distribution for the six months ended 31 December 2024**

For the purpose of ascertaining the Unitholders' entitlement to the distribution for the six months ended 31 December 2024, the Register of Unitholders will be closed from Tuesday, 11 March 2025 to Thursday, 13 March 2025, both days inclusive.

The payment of the distribution for the six months ended 31 December 2024 will be made on Thursday, 29 May 2025 to Unitholders whose names appear on the Register of Unitholders on Thursday, 13 March 2025. In order to qualify for the distribution for the six months ended 31 December 2024, all properly completed transfer forms accompanied by the relevant unit certificates must be lodged with Champion REIT's Unit Registrar, Computershare Hong Kong Investor Services Limited ("Unit Registrar") of Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration not later than 4:30pm on Monday, 10 March 2025.

**(ii) To attend and vote at the 2025 Annual General Meeting**

For the purpose of ascertaining the Unitholders' entitlement to attend and vote at the 2025 Annual General Meeting to be held on Wednesday, 28 May 2025 ("2025 AGM"), the Registers of Unitholders will be closed from Friday, 23 May 2025 to Wednesday, 28 May 2025, both days inclusive.

In order to be eligible to attend and vote at the 2025 AGM, all properly completed transfer forms accompanied by the relevant unit certificates must be lodged with the Unit Registrar for registration not later than 4:30pm on Thursday, 22 May 2025.

## Financial Review

### Proactive Liability Management

#### Outstanding Debt Facilities<sup>(1)</sup>

As at 31 December 2024

(HK\$ million)

	Fixed rate debts	Floating rate debts	Utilised facilities
Unsecured bank loans <sup>(3)</sup>	2,000	8,614	10,614
Medium Term Notes <sup>(4)</sup>	3,845	—	3,845
<b>Total</b>	<b>5,845</b>	<b>8,614</b>	<b>14,459</b>
	40.4%	59.6%	100.0%

(1) All amounts are stated at face value;

(2) All debt facilities were denominated in Hong Kong Dollars except (4) below;

(3) The Trust entered interest rate swaps contracts of notional amount of HK\$2,000 million to manage interest rate exposure;

(4) (i) The Trust entered into cross currency swaps contracts of notional amount of US\$300 million at an average rate of HK\$7.8176 to US\$1.00 to mitigate exposure to fluctuations in exchange rate and interest rate of US dollars; and

(ii) Equivalence of HK\$2,345 million (after accounting for cross currency swaps) were US dollars notes.

In June 2024, the Trust successfully refinanced its outstanding unsecured bank loan of HK\$5.0 billion with a new three-year unsecured loan facility of HK\$5.05 billion, carrying an interest margin of 88 basis points over HIBOR. In October 2024, the Trust utilised its internal resources to redeem its outstanding medium-term notes of HK\$200 million.

As of 31 December 2024, the Trust's total outstanding debt was reduced by HK\$129 million, from HK\$14,588 million to HK\$14,459 million, in a bid to maximise interest savings. With the new loan facilities secured during the reporting period, total committed undrawn facilities stood at HK\$3.7 billion at year end. Consequently, the Trust has secured sufficient debt facilities to refinance all outstanding debt in 2025.

The Trust will continue to implement proactive measures and adopt a prudent financial management strategy to

navigate the changing market conditions, while ensuring the maintenance of its solid financial standing and effective capital management.

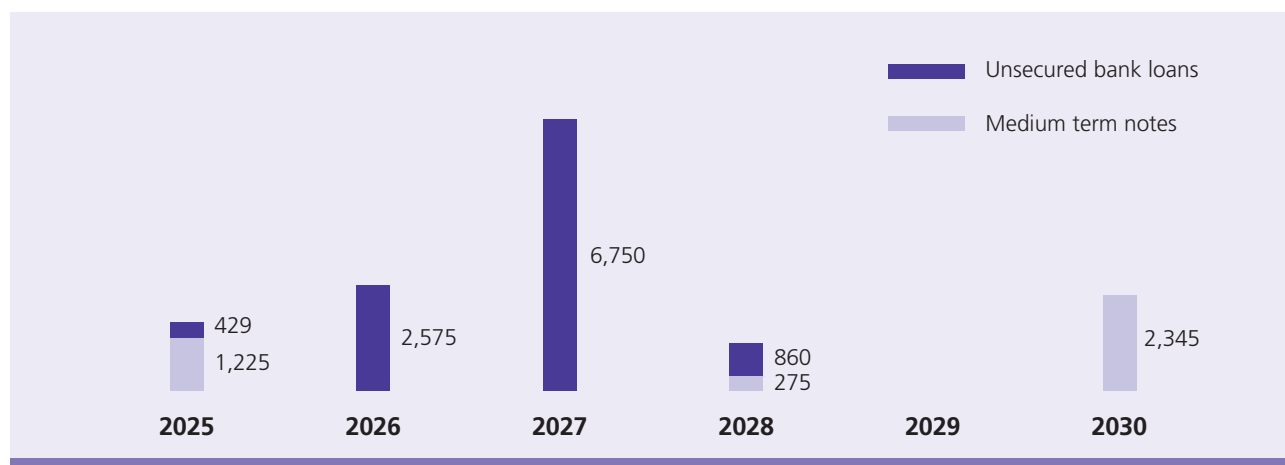
During the reporting period, the Trust entered into new interest rate swap contracts totaling HK\$1,000 million, following the expiration of previous contracts amounting to HK\$2,900 million in June 2024. As at 31 December 2024, the Trust's fixed rate debt portion was 40.4%. The Trust will continue to closely monitor market conditions to identify potential risks and will engage in interest rate swap agreements as needed to mitigate the effects of interest rate fluctuations.

The average effective cash interest rate—after accounting for interest rate swaps and cross currency swaps increased to 4.4% when comparing to last corresponding period of 4.0%. The average life of the Trust's outstanding debt was 2.6 years as at 31 December 2024 (2023: 2.3 years).



## Outstanding debt maturity profile<sup>(1)</sup>

As at 31 December 2024  
(HK\$ million)



The Trust's investment properties were appraised at a total value of HK\$60.1 billion as at 31 December 2024, representing a 4.5% decrease from HK\$62.9 billion as at 31 December 2023. The Trust's total borrowings as a percentage of its gross asset value (defined as total gross assets less distribution payable pursuant to the Trust Deed) was 23.7% (2023: 22.8%) as at 31 December 2024. The gross liabilities (excluding net assets attributable to Unitholders) as a percentage of gross assets were 29.0% (2023: 28.0%).

## Liquidity Position

As at 31 December 2024, the Trust held cash and deposits amounting to HK\$726 million. Additionally, the Trust had undrawn standby committed debt facilities of HK\$3,731 million, providing a prudent safety net to address upcoming refinancing needs in 2025.

The REIT Manager has demonstrated a commitment to ensuring financial stability by actively seeking financing opportunities. Other than loan financing, the REIT Manager can also leverage the medium-term note

programme which provides an alternative avenue for raising funds for the Trust. The diverse financing sources enables the Trust to maintain sufficient liquid assets to support its working capital and operating requirements.

## Net Assets Value per Unit

The Net Asset Value per Unit was HK\$7.16 (2023: HK\$7.72) as at 31 December 2024. It represented a 313.9% premium to the closing unit price of HK\$1.73 as at 31 December 2024.

## Commitments

As at 31 December 2024, the Trust has authorised capital expenditure for improvement works of investment properties which was contracted for but not provided in the consolidated financial statements amounted to HK\$5 million.

Save as aforementioned, the Trust did not have any other significant commitments at the end of the reporting period.

# Sustainable Development

## Introduction

In this section, we will outline the Trust's sustainability governance and core strategy wherein we develop our sustainability initiatives. We will also present our efforts and progress made towards reaching the goals under the blueprint of the Trust's 2030 Environment, Social and Governance ("ESG") Targets, which were established in alignment with the United Nations' Sustainable Development Goals ("SDGs").

A review of the Trust's sustainability performance covering the period from 1 January 2024 to 31 December 2024 is disclosed separately in our Sustainability Report 2024. The preparation of the report follows several locally and internationally recognised standards, including the Stock Exchange of Hong Kong Limited ("HKEX") ESG Reporting Guide under Appendix C2 of the Main Board Listing Rules and Global Reporting Initiative ("GRI")



Standards 2021. The report is also available on our corporate website: [www.championreit.com/sustainability/esg-reports](http://www.championreit.com/sustainability/esg-reports).

## Sustainability Governance

### Board Governance

As the highest governance body, the Board is responsible for overseeing all sustainability matters to ensure the smooth progress towards its long-term commitment and value creation. This includes guiding the formulation and integration of relevant policies, which are implemented at every organisation level, from management and functional teams to individual employees. The Board reviews and approves the Sustainability Report along with the progress on other initiatives per annum. Board meetings are held regularly at least four times a year.

The Board is involved in setting the 2030 ESG Targets, identifying and managing ESG-related and climate-related risks, evaluating climate resilience and overseeing other key sustainability projects. They also provide guidance on the prioritisation of tasks, progress reviews and strategic recommendations on sustainability-related issues. Training sessions were arranged for Board members to keep them informed and support their ongoing professional development in addressing ESG-related risks.

### Sustainability Working Group


With the primary responsibility for shaping the Trust's sustainability agenda, the Sustainability Working Group (the "Working Group") is chaired by the CEO with dedicated members from senior management across core function teams, including Leasing, Investor Relations, Asset Management, Risk Management, Property Management, Marketing and Corporate Communications, and parent group's Sustainability Department. The Working Group convenes quarterly to oversee sustainability initiatives, from strategic development to day-to-day implementation. The Working Group monitors ESG trends for regulatory compliance, implements initiatives aligned with 2030 ESG Targets and United Nations' SDGs, and considers stakeholder input through engagement and materiality assessments. It also acts as a vital communication channel between the Board and stakeholders on all sustainability matters.

To engage our internal stakeholders in our sustainability journey, we leverage appropriate channels to disseminate useful information related to our strategies and work. Corporate-wide training or industry-focused sharing sessions on regulatory changes, ESG trends and best practices are also provided to enhance resilience at the employee level. Free exchange of ideas is encouraged for knowledge sharing and continuous growth.

### Progress of 2030 ESG Targets

In response to our decarbonisation strategy, we are committed to reaching Net Zero carbon emissions by 2045. To support this commitment, we established our 2030 ESG Targets in 2019 as an interim pathway with relevant key performance indicators ("KPIs") in accordance with the United Nations' SDGs. This year, we have introduced nine new targets based on our latest Sustainability Framework to ensure alignment with the strategic objectives of our parent group. As of 31 December 2024, most of the KPIs have been achieved or are on track to being achieved. Detailed updates on our progress and actions can be found in the subsequent sections of the report.






























## Progress of 2030 ESG Targets

Aspect (respective SDGs)	Focus Area	2030 Targets	2024 Progress Update	
   	Board	<ul style="list-style-type: none"> <li>Formally set up Nomination Committee</li> <li>Further enhance Board's involvement in sustainability matters</li> </ul>	<ul style="list-style-type: none"> <li>Done</li> <li>The Board was actively engaged in overseeing the whole sustainability strategies</li> </ul>	
	ESG policy	<ul style="list-style-type: none"> <li>Establish integrated ESG Framework and Policies</li> <li>Strengthen governance through best practices of documentation and regulatory procedures</li> </ul>	<ul style="list-style-type: none"> <li>Aligned with our parent group's 2045 Net Zero Commitment through Climate Leadership Strategy</li> <li>Established Environmental Guidelines for tenants</li> </ul>	
	Compliance	<ul style="list-style-type: none"> <li>Ensure zero corruption and fraud incidents</li> <li>Maintain zero data privacy and cybersecurity incidents</li> <li>Arrange at least one annual compliance-related training for new hires</li> </ul>	<ul style="list-style-type: none"> <li>Zero case</li> <li>Zero case</li> <li>Arranged anti-money laundering and cybersecurity workshops</li> </ul>	
		Energy and carbon emissions	<ul style="list-style-type: none"> <li>42% reduction in carbon intensity by 2030<sup>1</sup></li> </ul>	<ul style="list-style-type: none"> <li>Carbon intensity ↓58.5% vs 2011 base year</li> <li>Installed 26 new EV charging points in Langham Place to reduce carbon footprint</li> <li>Launched EcoChampion Pledge to encourage tenants' involvement in energy saving</li> </ul>
		Water	<ul style="list-style-type: none"> <li>25% reduction in water consumption intensity by 2030<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>Water consumption intensity ↓30.7% vs 2014 base year</li> </ul>
	Waste	<ul style="list-style-type: none"> <li>Develop a well established waste tracking system to facilitate future waste management initiatives and minimise waste generated from operations</li> </ul>	<ul style="list-style-type: none"> <li>Conducted waste audits at both properties</li> <li>Collected a total of 20,203 kg food waste from both properties, equivalent to the reduction of over 10,000 kg greenhouse gas emissions</li> <li>Launched EcoChampion Pledge to engage tenants in waste reduction</li> </ul>	



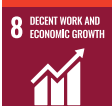







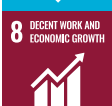



 Achieved  
  On track  
  New target

(1) Tonne CO<sub>2</sub> / square metre; compared to base year 2011  
 (2) Cubic metre / square metre; compared to base year 2014

# Sustainable Development

Aspect (respective SDGs)	Focus Area	2030 Targets	2024 Progress Update
 	Climate change 	<ul style="list-style-type: none"> <li>Develop Climate Resilience Policy and mitigation plan </li> <li>Reduce impacts of climate change </li> <li>100% of Hong Kong properties carry out climate risk analysis  </li> </ul>	<ul style="list-style-type: none"> <li>Managing Climate Risks and Resilience Policy in place since 2022</li> <li>Reviewed climate-related risks and opportunities</li> <li>Started collecting Scope 3 emissions data</li> <li>Conducted a climate risk analysis for Langham Place</li> </ul>
	Green buildings 	<ul style="list-style-type: none"> <li>Achieve the highest rating of green building certification </li> <li>Adopt at least one innovation of green building features every two years </li> <li>Establish a Green Lease Partnership Programme </li> </ul>	<ul style="list-style-type: none"> <li>Attained the LEED v4.1 Platinum Certification for Three Garden Road</li> <li>Renewed the BEAM Plus Certificate with Platinum Rating for Langham Place Mall</li> <li>Adopted artificial intelligence (“AI”) for the chiller plant optimisation programme at Three Garden Road</li> <li>Started developing the sustainable lease agreement to enhance landlord-tenant collaboration in achieving sustainability targets</li> </ul>
<b>People</b>    	Well-being 	<ul style="list-style-type: none"> <li>Maintain IAQ Certification of Excellent Class every year for all premises </li> <li>Develop health and well-being policies </li> <li>Conduct well-being survey for both our employees and tenants </li> </ul>	<ul style="list-style-type: none"> <li>Attained IAQ Certification of Excellent Class for Three Garden Road and Langham Place for more than 10 consecutive years</li> <li>Conducted a range of wellness initiatives for employees, tenants and community</li> <li>Conducted employee well-being survey with improvement plan</li> </ul>
	Training and development 	<ul style="list-style-type: none"> <li>Increase 50% average training hours of our employees by 2030<sup>(3)</sup> </li> <li>Develop training and development plans aligned with sustainability strategies </li> <li>Arrange sustainability related trainings to all Board members and employees </li> </ul>	<ul style="list-style-type: none"> <li>Average staff training hours ↑19.5% vs 2018 base year</li> <li>Organised sharing sessions for employees on sustainability practices</li> </ul>
	Safety 	<ul style="list-style-type: none"> <li>Maintain zero fatality and work injury among our employees </li> </ul>	<ul style="list-style-type: none"> <li>Zero case</li> </ul>
	Diversity and inclusion 	<ul style="list-style-type: none"> <li>Promote gender equality through awareness trainings and sharings </li> <li>Maintain zero incidents relating to unlawful discrimination  </li> </ul>	<ul style="list-style-type: none"> <li>Integrated social inclusion elements into various initiatives, such as “Sharelebration” programme</li> <li>Celebrated Mother’s Day and Father’s Day to recognise the hard work of working parents</li> <li>Zero case</li> </ul>

(3) Compared to base year 2018

Aspect (respective SDGs)	Focus Area	2030 Targets	2024 Progress Update
<b>Value Chain</b>     	<p>Stakeholder engagement</p>   <p>Supply chain management</p> 	<ul style="list-style-type: none"> <li>Increase 50% resources devoted to stakeholder engagement by 2030<sup>3</sup></li> <li>Engage and empower tenants in our green programmes <b>NEW</b></li> <li>Implement wellness-related initiatives in our properties <b>NEW</b></li> </ul> <ul style="list-style-type: none"> <li>Develop a structured green procurement system</li> <li>Conduct supply chain risk assessments</li> <li>Foster sustainability through regular engagement and industry knowledge sharing <b>NEW</b></li> </ul>	<ul style="list-style-type: none"> <li>Resources devoted to stakeholder engagement ↑75.3% vs 2018 base year</li> <li>Launched EcoChampion Pledge to equip tenants with sustainable practices on their Net Zero journey</li> <li>Conducted a series of wellness initiatives in our properties</li> <li>Currently exploring supply chain assessments</li> <li>Organised the inaugural ESG Week to foster cross-sector collaboration to create shared sustainable values</li> </ul>
<b>Communities</b>      	<p>Community investment</p> 	<ul style="list-style-type: none"> <li>Increase 25% volunteer service hours by 2030<sup>3</sup></li> <li>Measure and report impacts of community investment</li> <li>Provide free venues to support non-profit community engagements in the field of art, youth development and environmental protection each year <b>NEW</b></li> </ul>	<ul style="list-style-type: none"> <li>Total volunteer service hours ↑ over 100% vs 2018 base year</li> <li>Over 18,000 people benefited from our community events</li> <li>Achieved HK\$8.6 social return on investment (SROI)<sup>4</sup> from the collaboration with Fullness Social Enterprises Society</li> <li>Venue sponsors for International WELL Building Institute and Fullness Social Enterprises Society for community engagements</li> </ul>

(3) Compared to base year 2018  
 (4) Every HK\$1 of sponsorship generates HK\$8.6 social value for the community



## Stakeholder Engagement

### Lead with Heart: Collaborating for Impact

Sustainability is a shared goal that calls for collective efforts. As a super-connector, we actively partner with diverse groups to organise events to create values and drive positive change for stakeholders and the community. These initiatives truly exemplify the principles of business for good.



### Elevate Customer Experience through Strategic Alliances

We constantly explore creative business models and strategic alliance with partners to enhance customer services. We joined hands with SF Express (Hong Kong) to roll out the pioneering Langham Beauty “Store-to-Door” beauty service, under which, we provided complimentary product delivery with no minimum purchase required.

Our commitment to a customer-centric approach goes beyond service excellence; it also encompasses sustainability. Recognising the increasing awareness of eco-friendly practices of our customers, we launched the Langham Beauty’s Green Vitality Beauty Empties Recycling Programme in collaboration with more than 40 beauty tenants and social enterprise V Cycle to upcycle beauty empties after use. In parallel, Langham Place Mall has partnered with social enterprise Retrovert to recycle denim items, transforming them into festive fabric decorations and giving new life to used clothing.



## ESG Partnership with Tenants and Industry Leaders

During the reporting period, we launched the inaugural Champion REIT ESG Week, bringing together more than 20 partners and organisations. The event featured a stimulating climate panel discussion on circular economy, Social Fireside Chat, WELL Summit, and the first-of-its-kind Social Impact Pitch. It attracted over 300 attendees and 50,000 online participants.



Leveraging the well received Green Champion Challenge of last year, we scaled it up with the launch of EcoChampion Pledge. It is a year-long capacity-building environmental programme designed to empower tenants to achieve their Net Zero Goals, with a focus on energy savings, waste management, and green procurement.





## Stakeholder Engagement

### Advance Social Commitments through Innovation

We are dedicated to turning social commitments into action. We hosted the Voluntary Day in collaboration with social enterprise Project Futurus in their “Sensory Restaurant on Wheels” community programme. Our staff members role-played as chefs and waiters to give an immersive yum cha experience for more than 80 senior residents at Joyful Garden in Kwu Tung North.

Motivated by the positive feedback from tenants in the previous year, we once again partnered with Fullness Social Enterprises Society to co-host Hong Kong’s largest outdoor social enterprise market — Christmas “Sharelebration” Pop-up Market 2024 at Three Garden

Road. The event showcased more than 20 local social enterprises as well as engaging workshops and live performances.

Students with special education needs from Choi Chun School performed Christmas carols as the celebration at Three Garden Road was livened up by a stunning 10-meter-tall Christmas tree and giant festive blocks.

We also launched Hong Kong’s first Ethical Consumption Pop-up Store at Langham Place Mall with Fullness Social Enterprises Society to encourage the public to make thoughtful purchasing choices.



## Placemaking through Art, Music and Culture

We strive to integrate art, music, and culture to promote a sustainable, inclusive, and equitable society. Our flagship classical music concert series "Musica del Cuore", along with other festive activities were curated for enriching the experience of our tenants, while advancing these purposes.

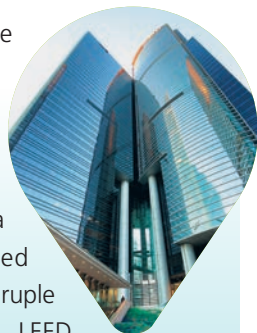




## Property Portfolio At-a-glance

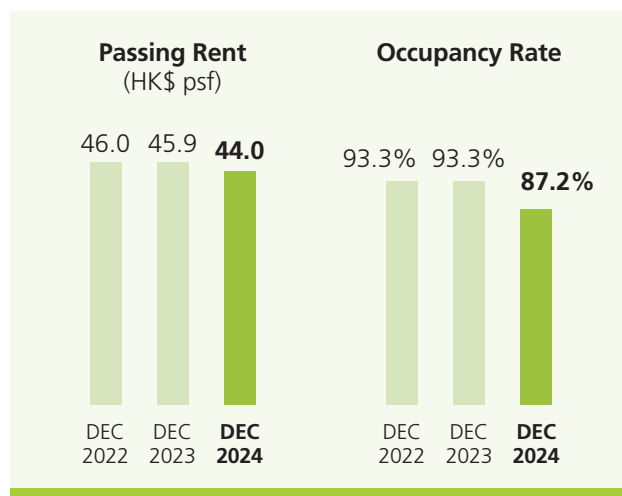
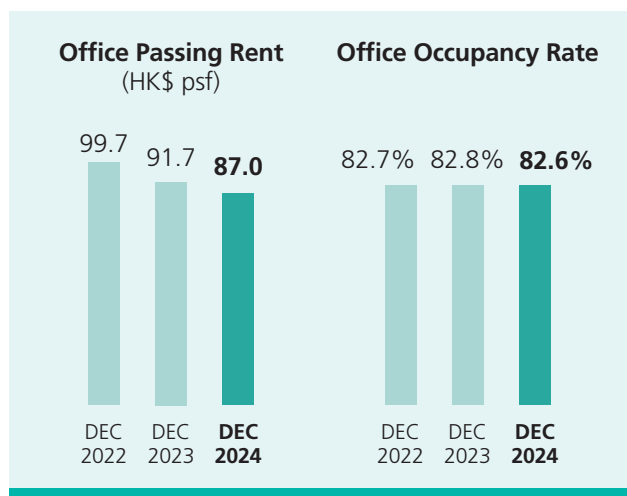
### Three Garden Road

Three Garden Road is one of the largest Grade A commercial complexes in Hong Kong's Central district with a gross floor area of 1,638,000 sq. ft. It consists of a 47-storey and a 37-storey office towers linked through a podium. It is a "Quadruple Platinum" rated building with LEED, WELL, WiredScore and BEAM Plus building standards.



### Langham Place Office Tower

Langham Place Office Tower is a 703,000 gross sq. ft. 59-storey office tower located within the Langham Place mixed-use development. It is a Grade A office property in Mong Kok, an important transport hub in Kowloon and a busy shopping district. The building is positioned as a lifestyle hub to attract lifestyle tenants, creating synergy with Langham Place Mall.



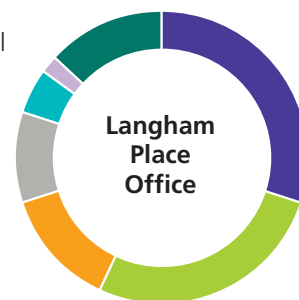
### Tenant Profile as at 31 December 2024

- 29% Banking
- 27% Asset Management
- 5% Flexible Workspace
- 5% Legal
- 6% Media
- 2% Corporate
- 2% Fitness Centre
- 2% Medical
- 1% Consultancy
- 1% F&B
- 3% Others
- 17% Vacant



### Tenant Profile as at 31 December 2024

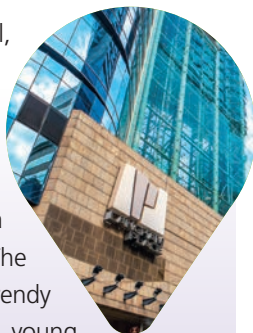
- 30% Beauty
- 27% Healthcare & Medical
- 13% Corporate & Sales Services
- 10% Fitness Centre
- 5% Flexible Workspace
- 2% Others
- 13% Vacant





## Langham Place Mall

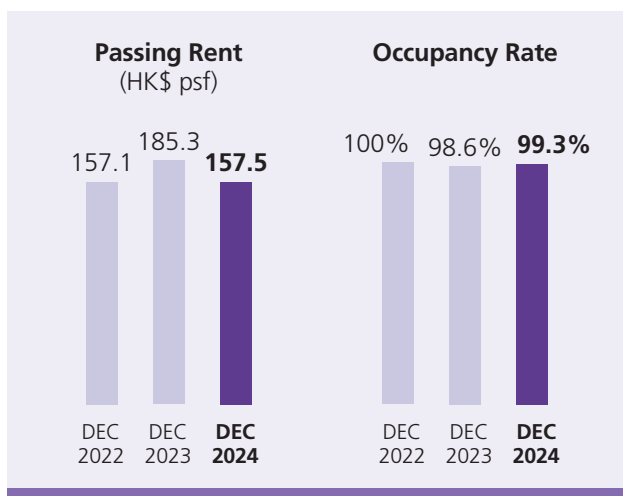
Langham Place Mall is a 15-level, 590,000 gross sq. ft. vertical mall focusing on fashion, beauty products and food & beverage outlets. It anchors the Langham Place development and offers a unique shopping experience. The Mall has built its reputation as a trendy social and retail destination for young shoppers.



## Major Tenants of Champion REIT

(in alphabetical order)

- Bloomberg
- Citi
- CMB International
- EC Healthcare
- Industrial and Commercial Bank of China (Asia) & ICBC International
- Neo Derm
- Perfect Medical
- PURE Fitness & PURE Yoga

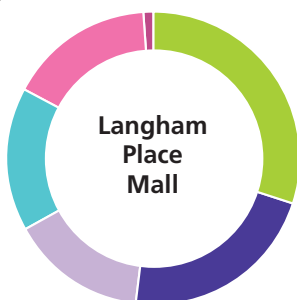


## Value as at 31 December 2024

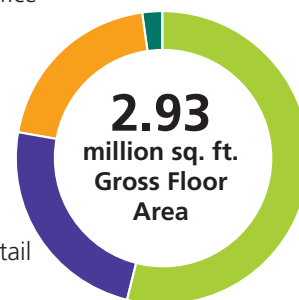
HK\$ million	Three Garden Road	Langham Place	Sub-total
Office	34,340	8,645	42,985
Retail	589	15,162	15,751
Car Park	607	413	1,020
Miscellaneous	184	164	348
<b>Total</b>	<b>35,720</b>	<b>24,384</b>	<b>60,104</b>

## Tenant Profile as at 31 December 2024

- 30% Fashion & Accessories
- 22% Food & Beverage
- 15% Entertainment
- 16% Health & Beauty
- 16% Others
- 1% Vacant



- 54% Three Garden Road Office  
1,579,900 sq. ft.
- 24% Langham Place Office  
702,900 sq. ft.
- 20% Langham Place Mall  
589,800 sq. ft.
- 2% Three Garden Road Retail  
57,700 sq. ft.



## Three Garden Road

### A Vibrant Hub Embracing Green and Wellness Initiatives

With a gross floor area of over 1.6 million sq. ft., Three Garden Road stands as one of Hong Kong's largest office complexes. It offers the flexibility of joining 26 floors of two towers, providing the most extensive available floor plate in the Central district. It is one of the few "Quadruple Platinum" rated buildings with LEED, WELL, WiredScore and BEAM Plus building standards in the city. We are devoted to thoughtfully enhancing tenant experiences, cultivating a workplace that integrates nature and promotes positive social impacts.



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EB 既有建築  
V2.0 2022  
HKGBC  
BEAM Plus  
綠建環評

## Prime Asset and Architectural Excellence

Three Garden Road is a modern glass and steel office complex, comprising Champion Tower and ICBC Tower, a retail podium, and a three-level basement garage capable of accommodating 558 vehicles. The complex is in the Central district of Hong Kong and is well connected by an elevated walkway to the rest of the area. Nestled within the traditional banking hub of Hong Kong, the property is in close proximity to all three of Hong Kong's currency-issuing banks' headquarters.

Three Garden Road is one of the biggest office complexes in Hong Kong, capable of serving a working population of over 10,000. Besides its two characteristics curved reflective facades, the complex contains many distinct architectural features. One being that 26 floors of the two towers are connected, yielding a total floor plate of up to 34,000 sq. ft. — the largest one available in the Central district. In recognition of its excellence in architectural design, the Hong Kong Institute of Architects issued its highest award to Three Garden Road upon its completion.

## Grade A Standard with Technology Integration

Three Garden Road is an archetypal modern premium Grade A office complex. It is replete with a fibre-optic backbone wiring to facilitate the inter-floor communications, raised flooring to facilitate simplified cabling and flexibility in office configurations, and a central computerised control centre. Standing out among all Three Garden Road's attributes is its ability to be in line with stringent specifications required by multinational financial institutions. These include but not limited to security lift facilities, high redundant power supply to floor space ratios, timely emergency power supply and emergency chilled water facilities to data centres during power outages. It also operates an intelligent heat detection system to avoid any unintentional activation of Fire Service System.

From the environmental perspective, Three Garden Road has upgraded the chiller plant system with artificial intelligence technology and ongoing retro-commissioning to optimise energy efficiency during the year. Internet of Things (IoT) technology has been extensively applied to Three Garden Road to improve environmental performance, ranging from adopting IT technology for a pioneering demand-control ventilation system in the carpark for energy saving, to installing a smart weather station to perform retro-commissioning through collecting instant climate-related data for enhancing operation efficiency. We also installed new electric vehicle charging stations and carried out lift modernisation with upgraded smart touchless controls to optimise energy efficiency, safety, hygiene and user experience.



## Three Garden Road

### LEED v4.1 Platinum (Top honour)

Three Garden Road attained LEED v4.1 Operations and Maintenance Platinum rating in 2024. As the internationally recognised green building certification scheme, receiving the honour proves the building's significant achievements in launching ongoing green initiatives.

### WELL Building Standard Platinum (Top honour)

Three Garden Road achieved the Platinum rating of the WELL Building Standard, the first-in-Hong Kong existing building to attain the highest level of certification. Serving as a global standard created to advance the wellness of buildings, this recognition is a testament to its commitment to pursue a favourable and healthy environment for tenants and stakeholders.

### WiredScore v3.1 Platinum (Top honour)

Three Garden Road achieved the highest level rating in 2024 of Platinum in WiredScore certification for offices v3.1. As the globally recognised standard for digital connectivity in buildings, this certification demonstrates Three Garden Road's focus on delivering top-tier digital infrastructure and smart building solutions to enhance overall tenant experience.

### BEAM Plus Building Platinum (Full marks in five categories)

Three Garden Road achieved the Platinum rating under BEAM Plus for Existing Buildings v2.0 scheme. Scoring full marks in five out of seven categories, including "Innovations" and "Energy use", this honour serves as another testament for Three Garden Road's all-round competence in sustainable practices.

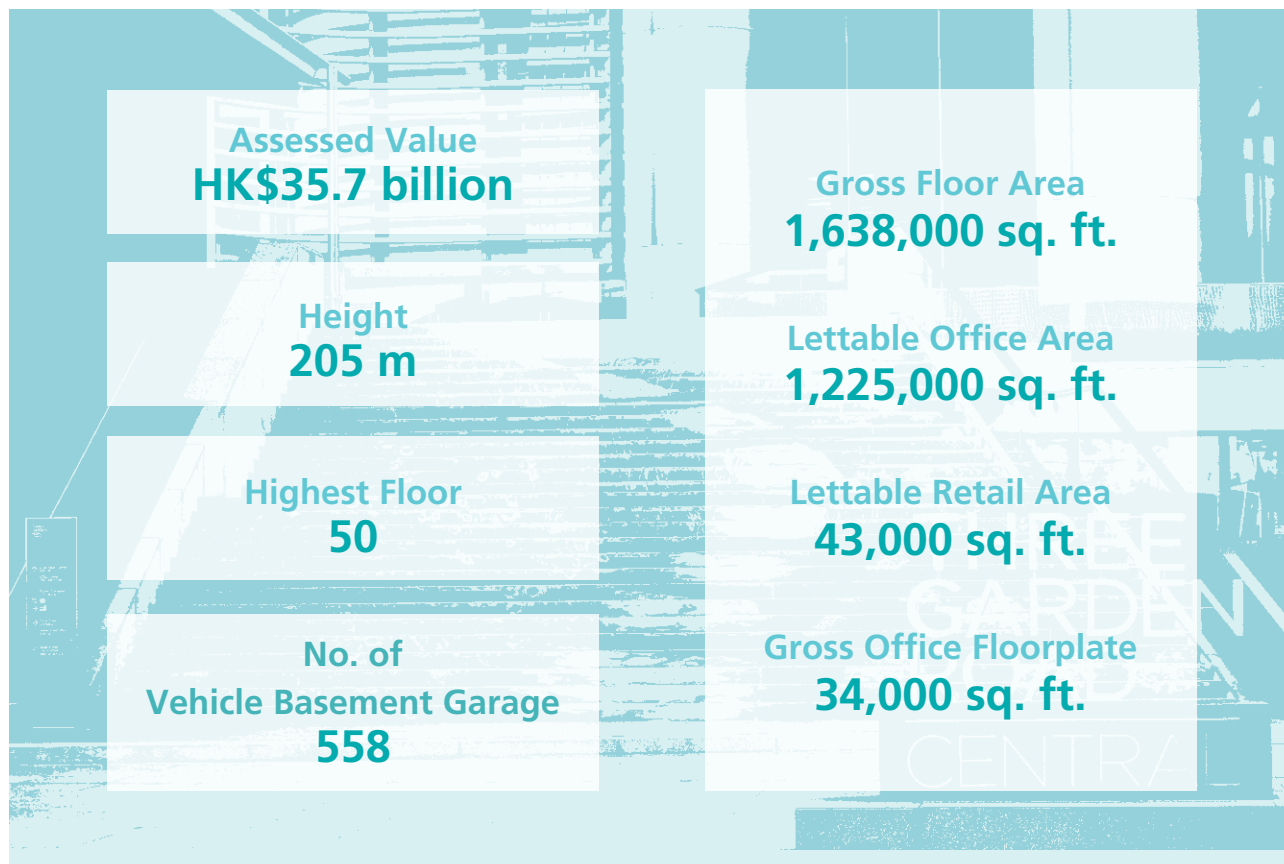
### Elevating Tenant Experiences with Care and Dedication

Three Garden Road is home to a health club featuring a gymnasium and a heated swimming pool, among other exercise facilities. Another amenity for tenants is the retail area in the podium's lower lobby hosting various food and beverage outlets. Additionally, upscale flexible workspaces offer happy hour drinks and event space for tenants. The outdoor staircase leading up to the building is adorned with the stunning artwork named "Garden in the City," which has become a renowned symbol of the property, captivating the hearts of tenants and visitors alike. Our flagship monthly classic concert series "Musica del Cuore" connects our community through boundary-free music since 2015. In addition, Three Garden Road hosted different festive events that delighted and engaged the community throughout the year. Highlights include the Women's Day Campaign featuring wellness drinks and social enterprise cookies, the Father's Day Happy Hour with craft beer, and the vibrant Halloween parties with complimentary drinks and festive decorations, all of which brought positive experiences and joy to the tenants.





## Building Statistics



## Features and Amenities

- LEED Existing Buildings Platinum Certification
- WELL Building Standard Platinum Certification
- WiredScore Existing Buildings Platinum Certification
- BEAM Plus Existing Buildings Platinum Certification
- ISO 45001 Certification
- ISO 9001 Certification
- ISO 14001 Certification
- 30,000 sq. ft. Fitness Centre
- Nine Emergency Generators (12,400kVA)
- 40 Passenger Lifts
- Security Card Access
- Private Driveway
- Private Taxi Stand
- Electric Vehicle Charging Stations
- Shuttle Bus Service
- Internal Loading Dock
- 10-storey Lobby Atrium
- Heated Swimming Pool
- Excellent Class Certificate of IAQ Certification Scheme for over 10 consecutive years
- Over 25% Exterior Site Area with Natural Elements



## Langham Place

Reinventing  
Lifestyle  
Experiences

Langham Place Office Tower, a modern 59-storey Grade A building, is a lifestyle hub in Mong Kok. Langham Place Mall, the award-recognised district landmark, attracts many young shoppers and culture amateurs with its hip and trendy positioning.



**PLATINUM**  
鉑金級 EB 既有建築  
V2.0 2023  
HKGBC  
BEAM Plus  
綠建環評

## Premium Asset, Prime Location

Langham Place is an integrated commercial development comprising a 59-storey Grade A office tower, a 15-storey shopping mall, a 250-space private carpark, and a 42-storey five-star hotel. The project occupies two entire city blocks, bordered by Argyle Street, Portland Street, Shantung Street and Reclamation Street. Completed in 2004 with a total floor area of nearly two million sq. ft., Langham Place immediately became a defining landmark of Mong Kok, being a prime retail and commercial zone. A pedestrian tunnel directly links Langham Place with the Mong Kok Interchange of the Mass Transit Railway. The portion of Langham Place that Champion REIT owns is the entire Langham Place Mall, the carpark, and all but four floors of the Langham Place Office Tower, altogether equivalent to approximately 93.6% of the lettable area of the non-hotel portion of Langham Place.

## Six Dimensions Wellness Hub in Mong Kok

Under the new brand positioning of “Six Dimensions Wellness Hub”, Langham Place Office Tower is

committed to promoting well-being across six key areas: Physical, Emotional, Intellectual, Spiritual, Social, and Financial health among our tenants and stakeholders. To celebrate this significant milestone, we hosted our inaugural Wellness Forum, during which, esteemed healthcare professionals and wellness experts were invited to share their cutting-edge strategies and insights.

Strategically located in the heart of Mong Kok, Langham Place Office Tower is highly valued by beauty and healthcare tenants, and our customers. Boasting its convenient location and synergetic proximity with its neighbouring Langham Place Mall and Cordis Hotel, the 255-metre skyscraper attracts tenants from various sectors, including lifestyle, beauty and healthcare.

The building is covered in reflective blue glass and topped off with a large colour-changing dome, making it visible from as far as Hong Kong Island at night, against a backdrop of a sweeping panoramic view of the Kowloon skyline. Furthermore, the building contains a 70,000 sq. ft. fitness centre, allowing visitors to enjoy a lively and healthy lifestyle.





## Langham Place

### Trendsetter for Unique Retail Experiences

As a retail trendsetter, Langham Place Mall is sensitive to the latest pop culture trends and strategically creates differentiated retail experiences for customers. The mall steps up efforts in introducing various first-in-Hong Kong shops to drive local and tourists' spending. An array of marketing campaigns targeting young customers were carried out at the mall, such as events that featured popular and talk-of-the-town singers, influencers and cartoon characters. By taking an innovative and agile approach, Langham Place Mall keeps up with the shifting retail trends and thrives in the everchanging market.

### Hip and Trendy Shopping Mall

Being one of the busiest malls in town, Langham Place Mall boasts a vast array of shop options ranging from lifestyle retailers, health, and beauty outlets to sportswear and accessories retailers. As part of the shopping experience, the mall is highly popular among young people, with a Cineplex, a games arcade and around 60 food and beverage outlets.

Langham Place Mall remains the most impressive shopping destination, thanks to its premium location and attractive tenant mix. The excellent accessibility of Langham Place allows its tenants to outperform in their respective market.



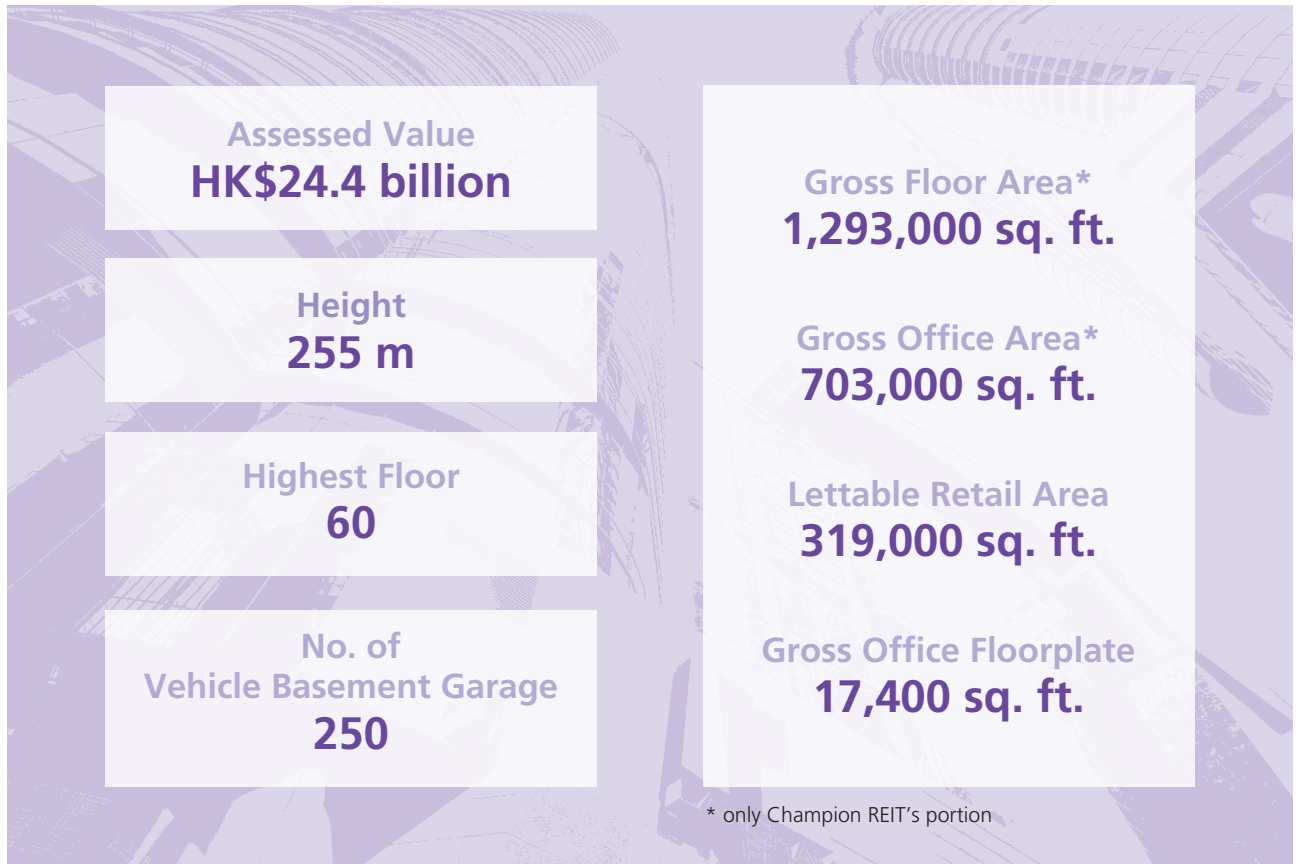
### Excellence in Design for Greater Efficiencies ("EDGE" Level 1)

The Mall is the first property in Hong Kong to be bestowed the EDGE Level 1 (post-construction) certification, a measurable and credible solution to prove green buildings' cases, with at least 20% reduction in energy and water consumption, and embodied energy in materials.

### BEAM Plus Building Platinum (Top honour)

Both Langham Place Mall and Langham Place Office Tower attained the highest Final Platinum rating under the BEAM Plus EB v2.0 Comprehensive Scheme, a holistic approach to assess the building's long-term environmental performance. The mall achieved excellent results with full credit in the aspect of energy usage. This widely-recognised certification is a strong testimony for the continuing dedication of the mall and the office tower in aligning with the Trust's 2030 long-term ESG goals.

## Building Statistics



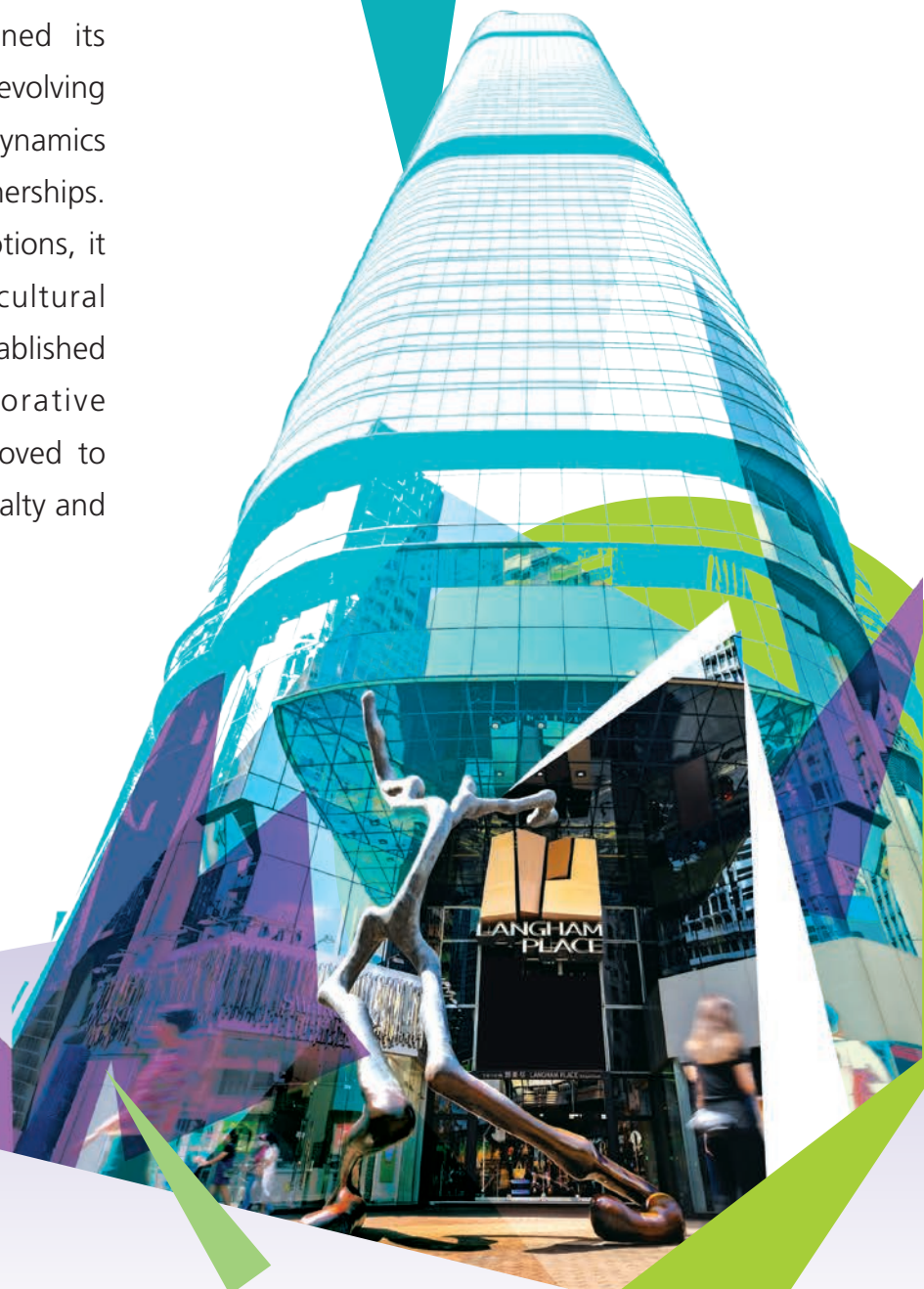
## Features and Amenities

- BEAM Plus Existing Building Platinum Certification (Langham Place Office Tower)
- HK-BEAM for New Office Designs with Excellent rating (Langham Place Office Tower)
- EDGE Level 1 (Post-Construction) Certification (Langham Place Mall)
- BEAM Plus Existing Building Platinum Certification (Langham Place Mall)
- ISO 45001 Certification
- ISO 9001 Certification
- ISO 14001 Certification
- 70,000 sq. ft. Fitness Centre
- 15-storey Shopping Mall
- Adjoining Five-star Hotel
- 1,077 Seat Cineplex
- Around 60 Food and Beverage Outlets
- Direct MTR Access
- 10-storey Glass Atrium
- Panoramic View of Kowloon
- Electric Vehicle Charging Stations
- Internal Loading Dock
- Excellent Class Certificate of IAQ Certification Scheme for over 10 Consecutive Years

## Langham Place Mall

### Engagement Reimagined for Customer Trends

In 2024, Langham Place Mall refined its engagement approach to align with evolving consumer preferences and market dynamics through innovation and strategic partnerships. Through innovative events and promotions, it introduced captivating art and cultural projects. With the help of an established membership system and collaborative marketing efforts, these initiatives proved to be effective in enhancing customer loyalty and boosting footfall.







## Langham Beauty: Innovative Business Strategies for Enhancing Customer Experience

Langham Beauty, our all-in-one beauty landmark, has adopted a range of versatile marketing strategies to enhance its outreach and engagement. To this end, new programmes were launched to generate sales and foot traffic. While these endeavours have elevated customer experience, they also contribute to the promotion of sustainability.

During the year, under the Langham Beauty section, we designated a new beauty zone, featuring a selection of high-quality international beauty brands. The new entrants included Valentino Beauty, Hourglass, JSM Beauty, Albion and Helena Rubinstein. These brands offer an array of beauty choices and exceptional customer experiences, reinforcing Langham Beauty's status as a premier one-stop-for-all beauty destination.

To further enhance our services, we continuously explore innovative business models. During the year, we established a strategic alliance with SF Express (Hong Kong) to roll out the first beauty-themed "Store-to-Door" service station, under which, we offered complimentary same-day delivery with no minimum purchase required. Additionally, our eStore continues to expand its product selection to ensure a seamless shopping experience both in-store and online.

Our commitment to sustainability goes hand in hand with our services. To address the growing awareness of sustainable beauty, we launched the "Green Vitality Beauty Empties Recycling Programme" in partnership with over 40 beauty tenants and local social enterprise V Cycle. A nature-infused recycling corner was established for collecting plastic beauty containers. The collected items will be processed and transformed into valuable resources, making sustainable beauty more accessible to all.





## Langham Place Mall

### Crafting a Vibrant Community “Playground”

In line with its trendy image as a community “playground”, Langham Place Mall embraces the youth culture through the biannual PLAYVOLVE events. The events blend the elements of “Play” and “Volve” to create a unique trend-setting experience. In partnership with Langham Beauty, the mall is poised as a fashion heaven, showcasing over 100 fashion and beauty brands.

In an effort to revitalise the spiral zone, we organised the first-ever weekend market in collaboration with tenant White Market to deliver a mesmerising experience for consumers. The market featured local artists and startups which offered products with distinctive Hong Kong cultural motifs.

### Celebrating Art and Culture through Engaging Collaborations

Driven by a unique vision for culture and art, we continuously explore cross-sector collaborations. From Mid-Autumn Festival to Christmas, the mall morphed into a surreal space, displaying the works of both local

and international artists. The line-up included Hong Kong collage artist C.PIC\_, award-winning illustrator, and international artist Nina Dzyvulska.

A highlight of our collaborative project with our partners during the year was launch of the first Harry Potter pop-up store in Hong Kong by international lifestyle brand MINISO. The public was thrilled by an exclusive collection of over 500 themed products unveiled at the store. During the Golden Week holiday for the National Day, the store attracted over 1.8 million in foot traffic and generated more than HK\$5 million sales within the first seven days of its opening.

### LP CLUB Achieving Double-Digit Membership Growth

LP CLUB achieved over 11% membership growth in 2024 by engaging recurrent customers effectively and offering a range of activities such as workshops with international brands. These initiatives not only strengthened brand loyalty but also attracted 90% of participating members to shop at the store. It boosted the overall active membership, while demonstrating LP CLUB’s adaptability in a changing market.





## Partnering Strategically for Mutual Business Opportunities

Langham Place continued its partnerships with major banks and credit cards to provide incentives and organise activities to entice new customers. The collaboration between WeWa and EarnMore credit cards led to the “First Hong Kong Lying Flat-Contest”. Featuring top YouTuber influencers hosting the “King of Lying-flat Battle” alongside popular singers and TV celebrities, the event was designed to cater to the young customer segment.

## Actively Supporting Government to Boost Tourism and Retail

We responded proactively to the government’s initiatives to revitalise tourism by curating a series of programmes and exclusive promotions. During the Golden Week and Mother’s Day in May, we introduced nine special offers targeting the tourists. Additionally, we rolled out cash vouchers during the Golden Week in October to stimulate spending. We also deepened our engagement with tourists significantly by providing them with the

exciting opportunities to win cash vouchers through the monthly lucky draws in the latter half of the year.

To further enrich the shopping experience, Langham Place Mall also developed a Citywalk map themed around minibuses to guide tourists to unique local attractions. The map presents locations and spots with cultural characteristics which are photo-worthy. As evidence of our commitment to fostering the local tourism economy, these efforts underscored the mall as a landmark in the iconic Mong Kok district.



# Valuation Report



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11 February 2025

## **Eagle Asset Management (CP) Limited**

*(as the Manager of Champion Real Estate Investment Trust)*

Suite 3008, 30/F, Great Eagle Centre  
23 Harbour Road  
Wanchai  
Hong Kong

## **HSBC Institutional Trust Services (Asia) Limited**

*(as the trustee of Champion REIT) ("the Trustee")*

17/F, Tower 2 & 3, HSBC Centre  
1 Sham Mong Road  
Kowloon

Dear Sirs,

## **Valuation of Three Garden Road, Central, Hong Kong (the "Property") in relation to Champion Real Estate Investment Trust**

### **1.0 Instructions**

We received an instruction from Eagle Asset Management (CP) Limited ("the Manager"), acting as the manager of Champion Real Estate Investment Trust ("Champion REIT") to prepare property valuation for the Property for the Annual Report of Champion REIT for the period ending on 31 December 2024. We confirm that we have carried out inspections, made relevant enquiries and carried out searches and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the market value of Three Garden Road, Central, Hong Kong in existing state subject to existing tenancies as at 31 December 2024 (the "Valuation Date") for financial reporting purposes.

We confirm that we do not have any material connection or involvement giving rise to a conflict of interest and are providing an objective and unbiased valuation. Our valuation is based on 100% of the leasehold interest of the Property.



## 2.0 Basis of Valuation

In arriving at our opinion of market value, we followed “The HKIS Valuation Standards” issued by The Hong Kong Institute of Surveyors (“HKIS”) and “The RICS Valuation — Global Standards” issued by The Royal Institution of Chartered Surveyors (“RICS”). Under the said standards, market value is defined as:

*“The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”*

Market Value is also understood as the estimated exchange price of an asset without regard to the seller’s costs of sale or the buyer’s costs of purchase and without adjustment for any taxes payable by either party as a direct result of the transaction.

Market value is the most probable price reasonably obtainable in the market on the valuation date in keeping with the market value definition. It is the best price reasonably obtainable by the seller and the most advantageous price reasonably obtainable by the buyer. This estimate specifically excludes an estimated price inflated or deflated by special terms or circumstances such as atypical financing, sale and leaseback arrangements, special considerations or concessions granted by anyone associated with the sale, or any element of value available only to a specific owner or purchaser.

Our valuation complies with the requirements set out in “The HKIS Valuation Standards” issued by HKIS and “RICS Valuation — Global Standards” issued by RICS and Chapter 6.8 of the Code on Real Estate Investment Trusts (“REIT Code”) issued by The Securities and Futures Commission in October 2024.

## 3.0 Valuation Methodology

Our valuation has been undertaken using appropriate valuation methodology and our professional judgement. In our valuation, we have adopted Income Approach — Term and Reversion Method as our primary valuation approach and have cross-checked the value by Market Approach.

### ***Income Approach — Term & Reversion***

In adopting the Income Approach — Term and Reversion Method, we have valued the Property by capitalizing the amount of net income receivable under the current terms of tenancies. Reference would then be made to any potential changes in rental income on reversion. Both the term and reversion are capitalized by the market capitalization rates, which reflect the rate of investment return, effect of inflation and prospect of rental growth, if any. Our adopted capitalisation rates for the retail and office accommodations are 4.35% and 3.70% respectively.

### ***Market Approach***

In adopting the Market Approach, we have made reference to the recent market sales evidence which is available in the market. Appropriate adjustments have been made in our valuation to reflect the differences in the characteristics between the Property and the comparable properties such as location, time, size, ceiling height, building age and other property characteristics in arriving at our opinion on the market value.

# Valuation Report

## 4.0 Valuation Assumptions and Conditions

Our valuation is subject to the following assumptions and conditions.

### ***Title Documents and Encumbrances***

We have taken reasonable care to investigate the title of the Property by obtaining land search records from the Land Registry. We have not, however, searched the original documents to verify ownership or to ascertain the existence of any amendment which does not appear on the copies handed to us. We however do not accept liability for any interpretation which we have placed on such information that is more properly the sphere of your legal advisers. We have also assumed in our valuation that the Property was free from encumbrances, restrictions, title defects and outgoing of an onerous nature that could affect its value, unless stated otherwise as at the Valuation Date.

### ***Disposal Costs and Liabilities***

No allowance has been made in our report for any charges, mortgages or amounts owing on the Property nor for any expenses or taxation which may be incurred in effecting a sale.

### ***Source of Information***

We have relied to a very considerable extent on information provided by the Manager. We have accepted advice given to us on such matters as identification of the Property, tenancy schedules, particulars of occupancy, carparking incomes and expenses, floor areas, floor plans and all other relevant matters. We have not verified the correctness of any information, including their translation supplied to us concerning the Property, whether in writing or verbally by the Manager, the Manager's representatives or by their legal or professional advisers or by any (or any apparent) occupier of the Property or contained on the register of title. We assume that this information is complete and correct.

### ***Inspection***

We have carried out recent external, and where possible, internal inspection of the Property. We have assumed in our valuation that the Property was in satisfactory exterior and interior decorative order without any unauthorised extension or structural alterations as at the Valuation Date, unless otherwise stated.

### ***Identity of the Property to be valued***

We have exercised reasonable care and skill (but will not have an absolute obligation to you) to ensure that the Property, identified by the property addresses in your instructions, are the properties inspected by us and contained within our valuation report. If there is ambiguity as to the property addresses, or the extent of the properties to be valued, this should be drawn to our attention in your instructions or immediately upon receipt of our report.

### ***Property Insurance***

We have valued the Property on the assumption that, in all respects, it is insurable against all usual risks including terrorism, flooding and rising water table at normal, commercially acceptable premiums.

### ***Areas and Age***

As instructed, we have relied upon areas as available from a quoted source. The floor areas quoted throughout the report are based on the information provided by the Manager. Otherwise, dimensions and areas would be measured from plans and calculated in accordance with, where appropriate, the current HKIS Code of Measuring Practice and area quoted to a reasonable approximation, with reference to their source. We have also assumed that the site areas, floor areas, measurements and dimensions shown on the documents handed to us are correct and in approximations only. Where the age of the building is estimated, this is for guidance only.

### ***Structural and Services Condition***

We have carried out visual inspection only without any structural investigation or building survey. During our limited inspection, we did not inspect any inaccessible areas. We are unable to confirm whether the Property is free from urgent or significant defects or items of disrepair or any deleterious materials have been used in the construction of the Property. Our valuation has therefore been undertaken on the basis that the Property was in satisfactory repair and condition, contains no deleterious materials and it is sound order and free from structural faults, rot, infestation or other defects, and that the services are in a satisfactory condition.

### ***Ground Condition***

We have assumed there to be no unidentified adverse ground or soil conditions and that the load bearing qualities of the sites of the Property are sufficient to support the building constructed or to be constructed thereon; and that the services are suitable for any existing or future development. Our valuation is therefore prepared on the basis that no extraordinary expenses or delays will be incurred in this respect.

### ***Environmental Issues***

We are not environmental specialists and therefore we have not carried out any scientific investigations of sites or buildings to establish the existence or otherwise of any environmental contamination, nor have we undertaken searches of public archives to seek evidence of past activities that might identify potential for contamination. In the absence of appropriate investigations and where there is no apparent reason to suspect potential for contamination, our valuation is prepared on the assumption that the Property is unaffected. Where contamination is suspected or confirmed, but adequate investigation has not been carried out and made available to us, then the valuation will be qualified.

### ***Tenancies***

We are provided with the tenancy schedules and have assumed the information are true and correct. We have also assumed that the tenants will continue to occupy the premises and comply with the conditions of the tenancies until the expiry of the existing tenancy terms.

### ***Compliance with Relevant Ordinances and Regulations***

We have assumed the buildings are in line with all planning and building regulations and guidelines. In our valuation, we have disregarded the Notices currently registered against the Property and the effects of the defects on the value and safety of the Property. We have further assumed that, for any use of the Property upon which this report is based, any and all required licenses, permits, certificates, consents, approvals and authorization have been obtained, except only where otherwise stated.

### ***Remarks***

The valuation is based on the market evidence as available in the market. Nevertheless, the actual transaction price of the Property is subject to the market condition and may deviate from the valuation. This report is confidential to the addressee for the specific purpose to which it refers. It may be disclosed to other professional advisers assisting the addressee in respect of the purposes, but the addressed shall not disclose the report to any other person.

### ***Currency***

Unless otherwise stated, all money amounts stated in this report are in Hong Kong Dollars (HK\$).



# Valuation Report

## 5.0 Valuation

Our valuation is as follows:

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 31 December 2024														
Three Garden Road, Central, Hong Kong (See Note 1)	Three Garden Road is an office/commercial/carparking development situated in Central district. It comprises one 47 storey office block, known as Champion Tower, and one 37 storey office block, known as ICBC Tower surmounting a 6 level podium (including 4 basement levels) with retail accommodation on the lower ground floor and carparking spaces in the basements. The development was completed in 1992.	The retail portion of the Property was let under eight tenancies for various terms with the latest expiry date in December 2026, yielding a total monthly rental income of approximately HK\$2.35 million, exclusive of rates, management and air-conditioning charges. Shop No 6 on Lower Ground Floor was subject to turnover rents. The average monthly turnover rent receivable during the period from January 2024 to November 2024 was approximately HK\$77,185.	HK\$35,719,800,000  (Hong Kong Dollars Thirty Five Billion Seven Hundred and Nineteen Million Eight Hundred Thousand)  Estimated net property yield was approximately 3.7%.														
1,449,936/1,650,000th undivided parts or shares of and in Inland Lot No 8888.	The Property comprises the whole of the retail accommodation and the whole office units of the development. The total floor area and the gross rentable area of the retail and office portions of the Property are approximately as follows:	The office portion of the Property was let under various tenancies for various terms with the latest expiry date in June 2029, yielding a total monthly rental income of approximately HK\$92.8 million exclusive of rates, management and air conditioning charges. A number of tenancies contain rent review clauses and/or options to renew for further terms at the then prevailing market rents.															
	<table border="1"> <thead> <tr> <th rowspan="2">Use</th> <th colspan="2">Total Floor Area</th> </tr> <tr> <th>sq m</th> <th>sq ft</th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td>5,362.41</td> <td>57,721</td> </tr> <tr> <td>Office</td> <td>146,773.78</td> <td>1,579,873</td> </tr> <tr> <td>Total</td> <td>152,136.19</td> <td>1,637,594</td> </tr> </tbody> </table>	Use	Total Floor Area		sq m	sq ft	Retail	5,362.41	57,721	Office	146,773.78	1,579,873	Total	152,136.19	1,637,594		
Use	Total Floor Area																
	sq m	sq ft															
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	<table border="1"> <thead> <tr> <th rowspan="2">Use</th> <th colspan="2">Gross Rentable Area</th> </tr> <tr> <th>sq m</th> <th>sq ft</th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td>3,956.99</td> <td>42,593</td> </tr> <tr> <td>Office</td> <td>113,822.46</td> <td>1,225,185</td> </tr> <tr> <td>Total</td> <td>117,779.45</td> <td>1,267,778</td> </tr> </tbody> </table>	Use	Gross Rentable Area		sq m	sq ft	Retail	3,956.99	42,593	Office	113,822.46	1,225,185	Total	117,779.45	1,267,778		
Use	Gross Rentable Area																
	sq m	sq ft															
Retail	3,956.99	42,593															
Office	113,822.46	1,225,185															
Total	117,779.45	1,267,778															
	The Property also includes 58 private car parking spaces and a fee-paying public carpark comprising 500 car parking spaces and 50 motorcycle parking spaces in the basements.																

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 31 December 2024
	<p>Inland Lot No. 8888 is held from the Government for the residue of the terms of years commencing from 3 August 1989 and expiring on 30 June 2047 under a Government lease deemed to have been issued under and by virtue of Section 14(3) of the Conveyancing and Property Ordinance (Chapter 219 of the Laws of Hong Kong) upon compliance with the conditions precedent contained in the Conditions of Sale No 12063 at an annual Government rent equivalent to 3% of the rateable value for the time being of the lot.</p>	<p>The occupancy rates of the retail and office portions were approximately 100% and 82.6% respectively.</p> <p>A total of 500 carparks and 50 motorcycle parking spaces were being operated as a fee-paying public carpark and the remaining 58 carparks were occupied as private carparks and let under various licences. The total average monthly gross income receivable during the period from January 2024 to October 2024 was approximately HK\$1.26 million inclusive of rates and management fees.</p> <p>Various spaces for cellular phone systems were let under three licences for various terms with the latest expiry date in August 2026, yielding a total monthly licence fee of approximately HK\$78,000 exclusive of rates and management fees.</p> <p>A satellite phone antenna, various advertising spaces, the naming right of ICBC Tower and a storeroom on 36th Floor of ICBC Tower were let under three licences with the latest expiry date in June 2026, yielding a total monthly licence fee of approximately HK\$0.79 million exclusive of rates and management fees.</p>	

# Valuation Report

Notes :

(1) The Property comprises the following portions:-

Office & Health Club (ICBC Tower)	Whole of ICBC Tower including 2nd to 12th Floors, 15th to 18th Floors, 20th to 23rd Floors and 25th to 40th Floors (13th, 14th and 24th Floors are omitted from floor numbering; 1st and 19th Floors are mechanical floors).
Office (Champion Tower)	Whole of Champion Tower including 3rd to 12th Floors, 15th to 18th Floors, 20th to 23rd Floors, 25th to 30th Floors, Portions A and B on 31st Floor, 32nd to 34th Floors, 36th to 39th Floors, Portions A and B on 40th Floor and 41st to 50th Floors (13th, 14th and 24th Floors are omitted from floor numbering; 1st, 2nd, 19th and 35th Floors are mechanical floors).
Retail Shop	Restaurant Space and Shops 1 to 5 on Lower Ground Floor of the development.
Car Parking Space	Private car parking space nos 5 to 33, 39 to 51, 118 to 131 and 166 to 167 on Basement 2 and public carpark comprising 500 car parking spaces and 50 motor cycle parking spaces within the development.

(2) The registered owners of the respective portions of the Property as at the Valuation Date are set out below:

Registered Owner	Portion of the Property
<b>Shine Hill Development Limited</b>	<p>Whole of ICBC Tower including 2nd to 12th Floors, 15th to 18th Floors, 20th to 23rd Floors and 25th to 40th Floors (13th, 14th and 24th Floors are omitted from floor numbering; 1st and 19th Floors are mechanical floors).</p> <p>Various portions of Champion Tower, including 3rd to 12th Floors, 15th to 18th Floors, 20th to 23rd Floors and 25th to 28th Floors (13th, 14th and 24th Floors are omitted from floor numbering; 1st, 2nd, 19th and 35th Floors are mechanical floors).</p> <p>Restaurant Space and Shops 1 to 4 on Lower Ground Floor of the development.</p> <p>Private car parking space nos 5 to 20, 26 to 33, 45 to 51, 121 to 122 and 166 and 167 on Basement 2 and public carpark comprising 500 private car parking spaces and 50 motor cycle parking spaces within the development.</p> <p>All those Reserved Areas as defined in the Deed of Mutual Covenant and Management Agreement in respect of Three Garden Road registered in the Land Registry by Memorial No UB5511011 (being those parts of the buildings (not specifically assigned for the exclusive use of any Owner and not being part of the common areas) reserved for the exclusive use and occupation of Shine Hill (including without limitation to the generality of the foregoing, the Main Roofs, the flat roof, the External Walls, the loading/unloading areas on the First Basement and three (3) flag poles at or above Level +14.668 facing the transverse road).</p>
<b>Maple Court Limited (now amalgamated as CP (MC) Limited) <sup>(1)</sup></b>	<p>29th to 30th Floors and Portion B on 31st Floor of Champion Tower.</p> <p>Private car parking space nos 21 to 22 on Basement 2 of the development.</p>
<b>Panhy Limited (now amalgamated as CP (PH) Limited) <sup>(1)</sup></b>	<p>Portion A on 31st Floor and 32nd to 33rd Floors of Champion Tower.</p> <p>Private car parking space nos 42 to 44 on Basement 2 of the development.</p>
<b>CP (WC) Limited</b>	38th Floor of Champion Tower.
<b>CP (Portion A) Limited (now amalgamated as CP (A1) Limited) <sup>(1)</sup></b>	<p>Portion A on 40th Floor, 41st to 50th Floors of Champion Tower.</p> <p>Shop 5 on Lower Ground Floor of the development.</p> <p>Private car parking space nos 118 to 120 and 123 to 131 on Basement 2 of the development.</p>
<b>CP (Portion B) Limited (now amalgamated as CP (B1) Limited) <sup>(1)</sup></b>	<p>39th Floor and Portion B on 40th Floor of Champion Tower.</p> <p>Private parking space nos 23 to 25 on Basement 2 of the development.</p>
<b>Elegant Wealth Limited</b>	<p>34th, 36th and 37th Floors of Champion Tower.</p> <p>Private parking space nos 39 to 41 on Basement 2 of the development.</p>

Remarks:

(1) The effective date of the amalgamation is 24 December 2024 and the Certified Copy Certificate of Amalgamation is pending registration.

- (3) The Property was subject to, inter alia, the following encumbrances as registered in the Land Registry as at the Valuation Date:
- (i) The Property is subject to a memorandum on change of buildings names registered in the Land Registry vide memorial no 16072202320206 dated 28 June 2016.
- (4) The Property lies within an area zoned "Commercial" under the Draft Central District Outline Zoning Plan No S/H4/17 approved on 24 May 2019 as at the Valuation Date.
- (5) Pursuant to Occupation Permit No H63/92 and the approved building plan of Three Garden Road, each of the 3rd Floor and the 4th Floor of Champion Tower is mainly designated as a restaurant with kitchen. Nevertheless, we have valued the aforesaid portions of the Property on office use basis that all necessary approvals have been obtained from the relevant Government authorities for office use.
- (6) The rentals reported herein are the total of the face rentals without taking into account of any rent free periods or the turnover rents received, if any.
- (7) The breakdown market values in respect of different portions of the Property is set out below:

Use	Market Value as at 31 December 2024
Retail	HK\$589,000,000
Office	HK\$34,340,000,000
Carpark	HK\$606,800,000
Miscellaneous	HK\$184,000,000
<b>Total</b>	<b>HK\$35,719,800,000</b>

- (8) Based on the tenancy information provided by the Manager, our analysis of the existing tenancy/licence profile for the office portion of the Property (excluding car parking spaces and the licensed miscellaneous premises) as at 31 December 2024 is set out below:

#### Occupancy Profile

Type	Gross Rentable Area (sq ft)	% of Total
Leased	1,011,514	82.6%
Vacant	213,671	17.4%
<b>Total</b>	<b>1,225,185</b>	<b>100.0%</b>

#### Lease Commencement Profile

Year	Gross Rentable Area (sq ft)	% of Total	* Monthly Rental <sup>#</sup> (HK\$)	% of Total	No. of Tenancy	% of Total
2018	34,297	3.4%	2,829,503	3.0%	1	0.9%
2019	33,507	3.3%	3,290,388	3.5%	2	1.8%
2021	145,413	14.4%	15,006,846	16.2%	6	5.5%
2022	142,988	14.1%	14,117,345	15.2%	26	23.6%
2023	433,587	42.9%	41,156,118	44.4%	35	31.8%
2024	<sup>^</sup> 221,722	21.9%	16,406,051	17.7%	40	36.4%
<b>Total</b>	<b>1,011,514</b>	<b>100.0%</b>	<b>92,806,249</b>	<b>100.0%</b>	<b>110</b>	<b>100.0%</b>

# Valuation Report

## Lease Expiry Profile

Year	Gross Rentable Area (sq ft)	% of Total	* Monthly Rental <sup>#</sup> (HK\$)	% of Total	No. of Tenancy	% of Total
2025	<sup>^</sup> 531,771	52.6%	48,793,339	52.6%	46	41.8%
2026	260,784	25.8%	24,828,162	26.8%	28	25.5%
2027	170,765	16.9%	14,656,295	15.8%	31	28.2%
2028	14,666	1.4%	1,242,710	1.3%	3	2.7%
2029	33,528	3.3%	3,285,744	3.5%	2	1.8%
<b>Total</b>	<b>1,011,514</b>	<b>100.0%</b>	<b>92,806,249</b>	<b>100.0%</b>	<b>110</b>	<b>100.0%</b>

## Lease Duration Profile

Year	Gross Rentable Area (sq ft)	% of Total	* Monthly Rental <sup>#</sup> (HK\$)	% of Total	No. of Tenancy	% of Total
1	<sup>^</sup> 30,543	3.0%	—	0.0%	2	1.8%
2	27,575	2.7%	2,492,054	2.7%	11	10.0%
3	721,788	71.4%	67,923,695	73.2%	84	76.4%
4	130,276	12.9%	12,984,866	14.0%	8	7.3%
6	67,035	6.6%	6,576,132	7.1%	4	3.6%
9	34,297	3.4%	2,829,503	3.0%	1	0.9%
<b>Total</b>	<b>1,011,514</b>	<b>100.0%</b>	<b>92,806,249</b>	<b>100.0%</b>	<b>110</b>	<b>100.0%</b>

\* Individual monthly rental may not sum to same as the total due to rounding effect.

# The monthly rental is the rent for the current term of the tenancy.

<sup>^</sup> About 3% of the leased gross rentable area is co-working space, the monthly rental is subject to the income receivable from the operator which is now operated by the owner of the property.

(9) Based on the tenancy information provided by the Manager, our analysis of the existing tenancy/licence profile for the retail portion of the Property (excluding the licenced miscellaneous premises) as at 31 December 2024 is set out below:

## Occupancy Profile

Type	Gross Rentable Area (sq ft)	% of Total
Leased	42,593	100.0%
Vacant	0	0.0%
<b>Total</b>	<b>42,593</b>	<b>100.0%</b>



## Lease Commencement Profile

Year	Gross Rentable Area (sq ft)	% of Total	* Monthly Rental <sup>#</sup> (HK\$)	% of Total	No. of Tenancy	% of Total
2021	1,798	4.2%	200,720	8.6%	2	25.0%
2022	787	1.9%	73,000	3.1%	1	12.5%
2023	40,008	93.9%	2,073,438	88.3%	5	62.5%
<b>Total</b>	<b>42,593</b>	<b>100.0%</b>	<b>2,347,158</b>	<b>100.0%</b>	<b>8</b>	<b>100.0%</b>

## Lease Expiry Profile

Year	Gross Rentable Area (sq ft)	% of Total	* Monthly Rental <sup>#</sup> (HK\$)	% of Total	No. of Tenancy	% of Total
2025	2,585	6.1%	273,720	11.7%	3	37.5%
2026	40,008	93.9%	2,073,438	88.3%	5	62.5%
<b>Total</b>	<b>42,593</b>	<b>100.0%</b>	<b>2,347,158</b>	<b>100.0%</b>	<b>8</b>	<b>100.0%</b>

## Lease Duration Profile

Year	Gross Rentable Area (sq ft)	% of Total	* Monthly Rental <sup>#</sup> (HK\$)	% of Total	No. of Tenancy	% of Total
3	40,795	95.8%	2,146,438	91.4%	6	75.0%
4	1,798	4.2%	200,720	8.6%	2	25.0%
<b>Total</b>	<b>42,593</b>	<b>100.0%</b>	<b>2,347,158</b>	<b>100.0%</b>	<b>8</b>	<b>100.0%</b>

\* Individual monthly rental may not sum to same as the total due to rounding effect.

# The monthly rental is the rent for the current term of the tenancy.

# Valuation Report

## 6.0 Office Market Overview

### ***Introduction***

Amid the challenging economic environment, tenants remained cost-sensitive, thereby pressuring office rentals. However, flight-to-quality demand amid the rental downtrend had been witnessed. Given the significant amount of new supply and weak office demand, market outlook remains challenging in the short-term.

### ***Office Demand***

New demand remained limited and market sentiment remained weak in 2024 amid challenging economic environment. Leasing activities had shown some positive momentum in the last quarter of the year, particularly in newly constructed buildings with provision of high-quality amenities. The banking and finance sectors have been prominent contributors to this trend, with larger transactions helping to drive demand. Notable transactions included a Chinese digital bank leasing 11,000 sq ft in an office tower in Central, while a US asset management firm leasing 15,000 sq ft in another office tower at the same district. In addition, a Singapore-based bank relocated from Hong Kong Island to Kai Tak, leasing a total area of 73,000 sq ft. Average vacancy rate for Grade A office in Hong Kong stood at 15% at the end of the fourth quarter of 2024.

### ***Office Rent***

Amid a conservative sentiment, tenants remained cost-sensitive which put pressure on office rentals in general. Rents continued to edge down in the light of a weak leasing demand and a high vacancy rate. Overall rents on Hong Kong Island dropped by 4% year on year in 2024. Rents in Wan Chai outperformed among the major business districts, with a mild decrease of 2% year on year. Meanwhile, Island East and Central saw rents decrease by about 7% and 5% year on year respectively.

On the Kowloon side, leasing momentum remained downbeat in the year amid soft market sentiment. The market was dominated by smaller transactions with an average size of 3,000 sq ft or below. In 2024, overall rents in Kowloon dropped by about 7% year on year. Rents in Tsim Sha Tsui edged down 7%, while Kowloon East saw rents drop by about 8% year on year.

### ***Office Investment Market***

High interest rate environment and weak leasing market continued to weigh on investor's appetites in the office sector in 2024. Overall, transaction volume shrank 9% year on year in the first eleven months of 2024, according to Rating and Valuation Department figures. The investment market is expected to continue being influenced by interest rates movements. However, as the capital value of office buildings has dropped over the past year, some cash-rich end-users and occupiers are expected to shift from leasing to buying office properties if US interest rates were to drop further in 2025.

### ***Office Market Outlook***

Looking ahead, we expect continued pressure on office rentals. The high vacancy rate, coupled with a projected influx of approximately 4 million sq ft of new office space supply between 2025 and 2026, will lead to further challenges. While these new buildings may attract tenants seeking to upgrade or relocate, it will clearly take time to absorb this additional space.

## 7.0 Limiting Conditions

This report is confidential to the addressee for the specific purpose to which it refers. It may be disclosed to other professional advisers assisting the addressee in respect of the purposes, but the addressee shall not disclose the report to any other person.

In accordance with our standard practice, we must state that this report and valuation is for the use of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents. We do not accept liability to any third party or for any direct or indirect consequential losses or loss of profits as a result of this report.

No claim arising out of or in connection with this valuation report may be brought against any member, employee, partner, director or consultant of Knight Frank. Those individuals will not have a personal duty of care to any party and any claim for losses must be brought against Knight Frank.

We confirm that we hold adequate and appropriate Professional Indemnity Insurance cover for this instruction.

### Reviewed (but not undertaken) by:

**Jennifer Ip**

*MRICS RICS Registered Valuer*

*Senior Director*

Valuation & Advisory

For and on behalf of Knight Frank Petty Limited

**Cyrus Fong**

*FRICS FHKIS RPS(GP) RICS Registered Valuer*

*Executive Director*

Head of Valuation & Advisory, Greater China

For and on behalf of Knight Frank Petty Limited

# Valuation Report



Knight Frank Petty Limited  
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11 February 2025

## **Eagle Asset Management (CP) Limited**

*(as the Manager of Champion Real Estate Investment Trust)*

Suite 3008, 30/F, Great Eagle Centre  
23 Harbour Road  
Wanchai  
Hong Kong

## **HSBC Institutional Trust Services (Asia) Limited**

*(as the trustee of Champion REIT) ("the Trustee")*

17/F, Tower 2 & 3, HSBC Centre  
1 Sham Mong Road  
Kowloon

Dear Sirs,

### **Valuation of**

- (1) High Block (except HB CAF (as defined in the Sub-Deed of Mutual Covenant affecting the High Block dated 8 July 2005) and Suites Nos 01, 02, 03, 05, 06, 07, 08, 09, 10, 11, 12 and 15 on Levels 35, 36, 37 and 55), 8 Argyle Street,**
- (2) Retail Block, Langham Place, 8 Argyle Street,**
- (3) Carpark, 8 Argyle Street and 555 and 557 Shanghai Street, and**
- (4) Reserved Area, 8 Argyle Street and 555 and 557 Shanghai Street, Mong Kok, Kowloon**  
**(the "Property") in Relation to Champion Real Estate Investment Trust**

## **1.0 Instructions**

We received an instruction from Eagle Asset Management (CP) Limited ("the Manager"), acting as the manager of Champion Real Estate Investment Trust ("Champion REIT") to prepare property valuation for the Property for the Annual Report of Champion REIT for the period ending on 31 December 2024. We confirm that we have carried out inspections, made relevant enquiries and carried out searches and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the market value of the Property in existing state subject to existing tenancies as at 31 December 2024 (the "Valuation Date") for financial reporting purposes.

We confirm that we do not have any material connection or involvement giving rise to a conflict of interest and are providing an objective and unbiased valuation. Our valuation is based on 100% of the leasehold interest of the Property.

## 2.0 Basis of Valuation

In arriving at our opinion of market value, we followed “The HKIS Valuation Standards” issued by The Hong Kong Institute of Surveyors (“HKIS”) and “The RICS Valuation — Global Standards” issued by The Royal Institution of Chartered Surveyors (“RICS”). Under the said standards, market value is defined as:

*“The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”*

Market Value is also understood as the estimated exchange price of an asset without regard to the seller’s costs of sale or the buyer’s costs of purchase and without adjustment for any taxes payable by either party as a direct result of the transaction.

Market value is the most probable price reasonably obtainable in the market on the valuation date in keeping with the market value definition. It is the best price reasonably obtainable by the seller and the most advantageous price reasonably obtainable by the buyer. This estimate specifically excludes an estimated price inflated or deflated by special terms or circumstances such as atypical financing, sale and leaseback arrangements, special considerations or concessions granted by anyone associated with the sale, or any element of value available only to a specific owner or purchaser.

Our valuation complies with the requirements set out in “The HKIS Valuation Standards” issued by HKIS and “RICS Valuation — Global Standards” issued by RICS and Chapter 6.8 of the Code on Real Estate Investment Trusts (“REIT Code”) issued by The Securities and Futures Commission in October 2024.

## 3.0 Valuation Methodology

Our valuation has been undertaken using appropriate valuation methodology and our professional judgement. In our valuation, we have adopted Income Approach — Term and Reversion Method as our primary valuation approach and have cross-checked the value by Market Approach.

### ***Income Approach — Term & Reversion***

In adopting the Income Approach — Term and Reversion Method, we have valued the Property by capitalizing the amount of net income receivable under the current terms of tenancies. Reference would then be made to any potential changes in rental income on reversion. Both the term and reversion are capitalized by the market capitalization rates, which reflect the rate of investment return, effect of inflation and prospect of rental growth, if any. Our adopted capitalisation rates for the retail and office accommodations are 4.0% and 4.1% respectively.

### ***Market Approach***

In adopting the Market Approach, we have made reference to the recent market sales evidence which is available in the market. Appropriate adjustments have been made in our valuation to reflect the differences in the characteristics between the Property and the comparable properties such as location, time, size, ceiling height, building age and other property characteristics in arriving at our opinion on the market value.



# Valuation Report

## 4.0 Valuation Assumptions and Conditions

Our valuation is subject to the following assumptions and conditions.

### ***Title Documents and Encumbrances***

We have taken reasonable care to investigate the title of the Property by obtaining land search records from the Land Registry. We have not, however, searched the original documents to verify ownership or to ascertain the existence of any amendment which does not appear on the copies handed to us. We however do not accept liability for any interpretation which we have placed on such information that is more properly the sphere of your legal advisers. We have also assumed in our valuation that the Property was free from encumbrances, restrictions, title defects and outgoing of an onerous nature that could affect its value, unless stated otherwise as at the Valuation Date.

### ***Disposal Costs and Liabilities***

No allowance has been made in our report for any charges, mortgages or amounts owing on the Property nor for any expenses or taxation which may be incurred in effecting a sale.

### ***Source of Information***

We have relied to a very considerable extent on information provided by the Manager. We have accepted advice given to us on such matters as identification of the Property, tenancy schedules, particulars of occupancy, carparking incomes and expenses, floor areas, floor plans and all other relevant matters. We have not verified the correctness of any information, including their translation supplied to us concerning the Property, whether in writing or verbally by the Manager, the Manager's representatives or by their legal or professional advisers or by any (or any apparent) occupier of the Property or contained on the register of title. We assume that this information is complete and correct.

### ***Inspection***

We have carried out recent external, and where possible, internal inspection of the Property. We have assumed in our valuation that the Property was in satisfactory exterior and interior decorative order without any unauthorised extension or structural alterations as at the Valuation Date, unless otherwise stated.

### ***Identity of the Property to be valued***

We have exercised reasonable care and skill (but will not have an absolute obligation to you) to ensure that the Property, identified by the property addresses in your instructions, are the properties inspected by us and contained within our valuation report. If there is ambiguity as to the property addresses, or the extent of the properties to be valued, this should be drawn to our attention in your instructions or immediately upon receipt of our report.

### ***Property Insurance***

We have valued the Property on the assumption that, in all respects, it is insurable against all usual risks including terrorism, flooding and rising water table at normal, commercially acceptable premiums.

### ***Areas and Age***

As instructed, we have relied upon areas as available from a quoted source. The floor areas quoted throughout the report are based on the information provided by the Manager. Otherwise, dimensions and areas would be measured from plans and calculated in accordance with, where appropriate, the current HKIS Code of Measuring Practice and area quoted to a reasonable approximation, with reference to their source. We have also assumed that the site areas, floor areas, measurements and dimensions shown on the documents handed to us are correct and in approximations only. Where the age of the building is estimated, this is for guidance only.

### ***Structural and Services Condition***

We have carried out visual inspection only without any structural investigation or building survey. During our limited inspection, we did not inspect any inaccessible areas. We are unable to confirm whether the Property is free from urgent or significant defects or items of disrepair or any deleterious materials have been used in the construction of the Property. Our valuation has therefore been undertaken on the basis that the Property was in satisfactory repair and condition, contains no deleterious materials and it is sound order and free from structural faults, rot, infestation or other defects, and that the services are in a satisfactory condition.

### ***Ground Condition***

We have assumed there to be no unidentified adverse ground or soil conditions and that the load bearing qualities of the sites of the Property are sufficient to support the building constructed or to be constructed thereon; and that the services are suitable for any existing or future development. Our valuation is therefore prepared on the basis that no extraordinary expenses or delays will be incurred in this respect.

### ***Environmental Issues***

We are not environmental specialists and therefore we have not carried out any scientific investigations of sites or buildings to establish the existence or otherwise of any environmental contamination, nor have we undertaken searches of public archives to seek evidence of past activities that might identify potential for contamination. In the absence of appropriate investigations and where there is no apparent reason to suspect potential for contamination, our valuation is prepared on the assumption that the Property is unaffected. Where contamination is suspected or confirmed, but adequate investigation has not been carried out and made available to us, then the valuation will be qualified.

### ***Tenancies***

We are provided with the tenancy schedules and have assumed the information are true and correct. We have also assumed that the tenants will continue to occupy the premises and comply with the conditions of the tenancies until the expiry of the existing tenancy terms.

### ***Compliance with Relevant Ordinances and Regulations***

We have assumed the buildings are in line with all planning and building regulations and guidelines. In our valuation, we have disregarded the Notices currently registered against the Property and the effects of the defects on the value and safety of the Property. We have further assumed that, for any use of the Property upon which this report is based, any and all required licenses, permits, certificates, consents, approvals and authorization have been obtained, except only where otherwise stated.

### ***Remarks***

The valuation is based on the market evidence as available in the market. Nevertheless, the actual transaction price of the Property is subject to the market condition and may deviate from the valuation. This report is confidential to the addressee for the specific purpose to which it refers. It may be disclosed to other professional advisers assisting the addressee in respect of the purposes, but the addressed shall not disclose the report to any other person.

### ***Currency***

Unless otherwise stated, all money amounts stated in this report are in Hong Kong Dollars (HK\$).

# Valuation Report

## 5.0 Valuation

Our valuation is as follows:

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 31 December 2024
(1) High Block (except HB CAF (as defined in the Sub-Deed of Mutual Covenant affecting the High Block dated 8 July 2005) and Suites Nos 01, 02, 03, 05, 06, 07, 08, 09, 10, 11, 12 and 15 on Levels 35, 36, 37 and 55), 8 Argyle Street,	Langham Place is a retail/office/hotel/ carpark complex erected on two rectangular sites, separated by Shanghai Street, having a total registered site area of about 11,976 sq m (128,910 sq ft). The development was completed in 2004.  On the eastern site is a 59-level tower (comprising 46 levels of office, four levels of shop, five mechanical floors, two refuge floors and two roof floors) and a 15-storey retail building (including two basement levels) erected over three levels of basement carpark.	The office portion of the Property was let under various tenancies mostly for terms of two or three years with the latest expiry date in August 2029 yielding a total monthly rental of approximately HK\$26.59 million exclusive of rates, management fees and air-conditioning charges. A number of tenancies contain options to renew for further terms at the then prevailing market rents.  The retail portion of the Property was let under various tenancies mostly for terms of two or three years with the latest expiry date in November 2032 yielding a total monthly basic rent of approximately HK\$35.24 million exclusive of rates, management fees and air-conditioning charges. Most of the tenancies are subject to turnover rents. The average monthly turnover rent receivable during the period from January 2024 to October 2024 was about HK\$13.37 million.	HK\$24,384,000,000  (Hong Kong Dollars Twenty Four Billion Three Hundred and Eighty Four Million)  Estimated net property yield was approximately 4.0%.
(2) Retail Block, Langham Place, 8 Argyle Street,			
(3) Carpark, 8 Argyle Street and 555 and 557 Shanghai Street, and			
(4) Reserved Area, 8 Argyle Street and 555 and 557 Shanghai Street, Mong Kok, Kowloon.	On the western site is a hotel built over two levels of basement carpark. In addition, government, institution and community facilities as well as public open space are provided on the site.	The occupancy rates of the office and retail portions were approximately 87.2% and 99.3% respectively.	
1,075,082/1,963,066th undivided parts or shares of and in Kowloon Inland Lot No 11099.	Two covered footbridges and an underground vehicle tunnel across Shanghai Street are constructed to inter-connect the development between the two separate sites.		

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 31 December 2024
	<p>The Property comprises the office floors from Level 6 to Level 60 (Levels 13, 14, 24, 34, 44 and 58 are omitted from floor numbering) of the High Block, 8 Argyle Street except HB CAF (as defined in the Sub-Deed of Mutual Covenant affecting the High Block dated 8 July 2005) and Suites Nos 01, 02, 03, 05, 06, 07, 08, 09, 10, 11, 12 and 15 on Levels 35, 36, 37 and 55 with a Gross Rentable Area of approximately 65,302.03 sq m (702,911 sq ft).</p> <p>The Property also comprises the Retail Block, Langham Place, 8 Argyle Street from Basement 2 to Level 13 with a Total Floor Area of approximately 54,797.84 sq m (589,844 sq ft) and a Gross Rentable Area of approximately 29,630.06 sq m (318,938 sq ft).</p> <p>The Property also comprises a carpark at the basement levels, 8 Argyle Street, and 555 and 557 Shanghai Street accommodating a total of 250 car parking spaces.</p> <p>Kowloon Inland Lot No 11099 is held from the Government under Conditions of Exchange No UB12557 for a term from 18 February 2000 to 30 June 2047 at an annual Government rent equivalent to 3% of the rateable value for the time being of the lot.</p>	<p>The carpark was operated as a fee-paying public carpark let on monthly and hourly bases. The average monthly gross income receivable during the period from January 2024 to October 2024 was approximately HK\$2.62 million.</p> <p>Miscellaneous income was generated from lightboxes, signage spaces and other miscellaneous items yielding an average monthly licence fee of approximately HK\$0.82 million.</p>	

# Valuation Report

Notes :

- (1) The registered owner of the Property was Renaissance City Development Company Limited as at the Valuation Date.
- (2) The Property also comprises the Reserved Area defined in the Deed of Mutual Covenant and Management Agreement dated 27 June 2005 as those parts of the Development not specifically included in the Government Accommodation or any Component, the Development CAF or HB/Retail CAF (all terms as defined in the said Deed of Mutual Covenant and Management Agreement) and reserved for the exclusive use and enjoyment of Renaissance City Development Company Limited.
- (3) For the office portion of the Property, the Gross Rentable Area is equal to the Total Floor Area.
- (4) The Property lies within an area zoned "Commercial (2)" under the draft Mong Kok (KPA 3) Outline Zoning Plan No S/K3/38 exhibited on 8 November 2024 as at the Valuation Date.
- (5) The rentals reported herein are the total of the face rentals without taking into account of any rent free periods or the turnover rents received, if any.
- (6) The breakdown market values in respect of different portion of the Property is set out below:

Use	Market Value as at 31 December 2024
Office	HK\$8,645,000,000
Retail	HK\$15,162,000,000
Carpark	HK\$413,000,000
Miscellaneous	HK\$164,000,000
<b>Total</b>	<b>HK\$24,384,000,000</b>

- (7) Based on the tenancy information provided by the Manager, our analysis of the existing tenancy profile for the office portion of the Property (excluding car parking spaces and the licensed miscellaneous premises) as at 31 December 2024 is set out below:

## Occupancy Profile

Type	Gross Rentable Area (sq ft)	% of Total
Leased	612,810	87.2%
Vacant	90,101	12.8%
<b>Total</b>	<b>702,911</b>	<b>100.0%</b>



## Lease Commencement Profile

Year	Gross Rentable Area (sq ft)	% of Total	* Monthly Rental <sup>#</sup> (HK\$)	% of Total	No. of Tenancy	% of Total
2019	15,048	2.5%	832,606	3.1%	1	1.3%
2020	35,173	5.7%	1,809,631	6.8%	3	3.8%
2021	40,738	6.6%	2,013,988	7.6%	4	5.1%
2022	122,785	20.0%	5,228,326	19.7%	10	12.9%
2023	244,320	39.9%	11,413,576	42.9%	32	41.0%
2024	<sup>^</sup> 154,746	25.3%	5,295,924	19.9%	28	35.9%
<b>Total</b>	<b>612,810</b>	<b>100.0%</b>	<b>26,594,051</b>	<b>100.0%</b>	<b>78</b>	<b>100.0%</b>

## Lease Expiry Profile

Year	Gross Rentable Area (sq ft)	% of Total	* Monthly Rental <sup>#</sup> (HK\$)	% of Total	No. of Tenancy	% of Total
2024	42,701	7.0%	2,254,800	8.5%	2	2.6%
2025	<sup>^</sup> 130,335	21.3%	4,357,435	16.4%	17	21.8%
2026	165,934	27.1%	7,871,946	29.6%	30	38.5%
2027	68,297	11.1%	2,978,807	11.2%	16	20.5%
2028	166,656	27.2%	7,291,100	27.4%	10	12.8%
2029	38,887	6.3%	1,839,962	6.9%	3	3.8%
<b>Total</b>	<b>612,810</b>	<b>100.0%</b>	<b>26,594,051</b>	<b>100.0%</b>	<b>78</b>	<b>100.0%</b>

## Lease Duration Profile

Year	Gross Rentable Area (sq ft)	% of Total	* Monthly Rental <sup>#</sup> (HK\$)	% of Total	No. of Tenancy	% of Total
1	<sup>^</sup> 34,796	5.7%	—	0.0%	2	2.6%
2	22,877	3.7%	1,007,305	3.8%	9	11.5%
3	257,079	42.0%	11,727,883	44.1%	45	57.7%
4	33,121	5.4%	1,542,239	5.8%	6	7.7%
5	180,297	29.4%	8,561,154	32.2%	13	16.7%
6	84,640	13.8%	3,755,470	14.1%	3	3.8%
<b>Total</b>	<b>612,810</b>	<b>100.0%</b>	<b>26,594,051</b>	<b>100.0%</b>	<b>78</b>	<b>100.0%</b>

\* Individual monthly rental may not sum to same as the total due to rounding effect.

<sup>#</sup> The monthly rental is the rent for the current term of the tenancy.

<sup>^</sup> About 5.7% of the leased gross rentable area is co-working space, the monthly rental is subject to the income receivable from the operator which is now operated by the owner of the property.

Note: The above tenancy profile of office portion excludes two renewal tenancies for terms of approximately three years commencing in January 2025.

## Valuation Report

- (8) Based on the tenancy information provided by the Manager, our analysis of the existing tenancy profile for the retail portion of the Property (excluding the licensed miscellaneous premises) as at 31 December 2024 is set out below:

### Occupancy Profile

Type	Gross Rentable Area (sq ft)	% of Total
Leased	316,708	99.3%
Landlord Occupied	26	0.0%
Vacant	2,204	0.7%
<b>Total</b>	<b>318,938</b>	<b>100.0%</b>

### Lease Commencement Profile

Year	Gross Rentable Area (sq ft)	% of Total	* Monthly Rental* (HK\$)	% of Total	No. of Tenancy	% of Total
2019	10,099	3.2%	1,103,001	3.1%	2	1.0%
2020	8,026	2.5%	634,054	1.8%	1	0.5%
2021	5,265	1.6%	614,631	1.7%	3	1.4%
2022	55,649	17.6%	7,459,409	21.2%	35	16.8%
2023	87,332	27.6%	14,394,475	40.9%	90	43.3%
2024	<sup>^</sup> 150,337	47.5%	11,029,753	31.3%	77	37.0%
<b>Total</b>	<b>316,708</b>	<b>100.0%</b>	<b>35,235,323</b>	<b>100.0%</b>	<b>208</b>	<b>100.0%</b>

### Lease Expiry Profile

Year	Gross Rentable Area (sq ft)	% of Total	* Monthly Rental* (HK\$)	% of Total	No. of Tenancy	% of Total
2024	479	0.2%	241,940	0.7%	2	1.0%
2025	120,818	38.1%	13,942,153	39.6%	96	46.2%
2026	65,112	20.6%	10,997,801	31.2%	64	30.8%
2027	<sup>^</sup> 71,062	22.4%	5,834,609	16.6%	41	19.7%
2028	10,758	3.4%	2,310,590	6.6%	3	1.4%
2029	4,202	1.3%	408,230	1.2%	1	0.5%
2032	44,277	14.0%	1,500,000	4.3%	1	0.5%
<b>Total</b>	<b>316,708</b>	<b>100.0%</b>	<b>35,235,323</b>	<b>100.0%</b>	<b>208</b>	<b>100.0%</b>

**Lease Duration Profile**

Year	Gross Rentable Area (sq ft)	% of Total	* Monthly Rental <sup>#</sup> (HK\$)	% of Total	No. of Tenancy	% of Total
1	35,380	11.2%	2,845,658	8.0%	32	15.4%
2	28,753	9.1%	3,578,476	10.2%	43	20.6%
3	143,188	45.2%	19,191,803	54.4%	109	52.4%
4	42,783	13.5%	5,974,101	17.0%	19	9.1%
5	12,228	3.8%	1,042,284	3.0%	2	1.0%
6	10,099	3.2%	1,103,001	3.1%	2	1.0%
8	44,277	14.0%	1,500,000	4.3%	1	0.5%
<b>Total</b>	<b>316,708</b>	<b>100.0%</b>	<b>35,235,323</b>	<b>100.0%</b>	<b>208</b>	<b>100.0%</b>

\* Individual monthly rental may not sum to same as the total due to rounding effect.

<sup>#</sup> The monthly rental is the basic rent for the current term of the tenancy.

About 0.3% of the leased gross rentable area is subject to pay turnover rent only.

<sup>^</sup> About 9.5% of the total leased gross rentable area is a beauty shop, the monthly rent is subject to the income receivable from the operator which is now operated by the owner of the property.

Note: The above tenancy profile of retail portion excludes three renewal tenancies for terms of approximately two years commencing in between March 2025 and July 2025 and seven committed new lettings for terms of approximately two years to ten years commencing in between March 2025 and June 2025.

## 6.0 Office Market Overview

### Introduction

Amid the challenging economic environment, tenants remained cost-sensitive, thereby pressuring office rentals. However, flight-to-quality demand amid the rental downtrend had been witnessed. Given the significant amount of new supply and weak office demand, market outlook remains challenging in the short-term.

### Office Demand

New demand remained limited and market sentiment remained weak in 2024 amid challenging economic environment. Leasing activities had shown some positive momentum in the last quarter of the year, particularly in newly constructed buildings with provision of high-quality amenities. The banking and finance sectors have been prominent contributors to this trend, with larger transactions helping to drive demand. Notable transactions included a Chinese digital bank leasing 11,000 sq ft in an office tower in Central, while a US asset management firm leasing 15,000 sq ft in another office tower at the same district. In addition, a Singapore-based bank relocated from Hong Kong Island to Kai Tak, leasing a total area of 73,000 sq ft. Average vacancy rate for Grade A office in Hong Kong stood at 15% at the end of the fourth quarter of 2024.

# Valuation Report

## ***Office Rent***

Amid a conservative sentiment, tenants remained cost-sensitive which put pressure on office rentals in general. Rents continued to edge down in the light of a weak leasing demand and a high vacancy rate. Overall rents on Hong Kong Island dropped by 4% year on year in 2024. Rents in Wan Chai outperformed among the major business districts, with a mild decrease of 2% year on year. Meanwhile, Island East and Central saw rents decrease by about 7% and 5% year on year respectively.

On the Kowloon side, leasing momentum remained downbeat in the year amid soft market sentiment. The market was dominated by smaller transactions with an average size of 3,000 sq ft or below. In 2024, overall rents in Kowloon dropped by about 7% year on year. Rents in Tsim Sha Tsui edged down 7%, while Kowloon East saw rents drop by about 8% year on year.

## ***Office Investment Market***

High interest rate environment and weak leasing market continued to weigh on investor's appetites in the office sector in 2024. Overall, transaction volume shrank 9% year on year in the first eleven months of 2024, according to Rating and Valuation Department figures. The investment market is expected to continue being influenced by interest rates movements. However, as the capital value of office buildings has dropped over the past year, some cash-rich end-users and occupiers are expected to shift from leasing to buying office properties if US interest rates were to drop further in 2025.

## ***Office Market Outlook***

Looking ahead, we expect continued pressure on office rentals. The high vacancy rate, coupled with a projected influx of approximately 4 million sq ft of new office space supply between 2025 and 2026, will lead to further challenges. While these new buildings may attract tenants seeking to upgrade or relocate, it will clearly take time to absorb this additional space.

## **7.0 Retail Market Overview**

### ***Introduction***

Retail market remained stagnant amid subdued economic conditions. The shortfall in retail sales indicated a weak consumer sentiment and changing spending patterns. Looking forward, rents are expected to be under pressure in 2025. Meanwhile, the retail property investment market is expected to become more active.

### ***Retail Demand***

In 2024, retail leasing transactions in core districts are gradually increasing, particularly for Mainland Chinese franchises, as well as medicine and cosmetics retailers. A notable transaction involved a five-floor duplex retail space at Canton Road in Tsim Sha Tsui, covering over 14,000 sq ft, which was leased to a Chinese mobile brand. There were also a handful of expansion cases from foreign brands in major shopping malls and streets, such as an American apparel retailer's return to Hong Kong by opening new stores on Hong Kong Island and the New Territories.

### ***Retail Rent***

Despite more retail leasing transactions in core districts, rents have been under downward pressure as leasing demand remained soft amid weak retail sales growth. As landlords showed more flexibility in rent negotiations to secure high occupancy, average rents of core shopping centres fell about 2% in the first three quarters of 2024, while non-core shopping centres saw drop in rent of about 1%.

### ***Retail Investment Market***

The investment market recorded a few major deals concluded in 2024 amid successive interest rate cuts in the second half of the year. These major investment transactions were mainly retail properties located in neighbourhoods. These include D • PARK, retail podium of Inter-Continental Plaza (formerly known as Toyo Mall), and a batch of five retail podiums from the Housing Society.

### ***Retail Market Outlook***

While retail sales are projected to remain steady in 2025, retailers in Hong Kong are adopting a cautious approach to expansion given a general shift in consumption patterns of both domestic consumers and visitors. As such, rents are expected to be under pressure in the year. On a positive note, while traditional retail practices are encountering challenges, alternative market players are emerging, including retail trades such as health and wellness, home furniture and sports entertainment, which would support retail leasing demand in the short term.

## **8.0 Limiting Conditions**

This report is confidential to the addressee for the specific purpose to which it refers. It may be disclosed to other professional advisers assisting the addressee in respect of the purposes, but the addressee shall not disclose the report to any other person.

In accordance with our standard practice, we must state that this report and valuation is for the use of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents. We do not accept liability to any third party or for any direct or indirect consequential losses or loss of profits as a result of this report.

No claim arising out of or in connection with this valuation report may be brought against any member, employee, partner, director or consultant of Knight Frank. Those individuals will not have a personal duty of care to any party and any claim for losses must be brought against Knight Frank.

We confirm that we hold adequate and appropriate Professional Indemnity Insurance cover for this instruction.

### **Reviewed (but not undertaken) by:**

#### **Jennifer Ip**

*MRICS RICS Registered Valuer*

*Senior Director*

Valuation & Advisory

For and on behalf of Knight Frank Petty Limited

#### **Cyrus Fong**

*FRICS FHKIS RPS(GP) RICS Registered Valuer*

*Executive Director*

Head of Valuation & Advisory, Greater China

For and on behalf of Knight Frank Petty Limited



## Trustee's Report

### TO THE UNITHOLDERS OF 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))*

We hereby confirm that, in our opinion, the Manager of Champion Real Estate Investment Trust has, in all material respects, managed Champion Real Estate Investment Trust in accordance with the provisions of the Trust Deed dated 26 April 2006, as amended by the first supplemental deed dated 5 December 2006, the second supplemental deed dated 4 February 2008, the third supplemental deed dated 9 March 2009, the fourth supplemental deed dated 23 July 2010, the fifth supplemental deed dated 13 March 2012, the sixth supplemental deed dated 23 January 2015, the seventh supplemental deed dated 1 June 2017, the First Amending and Restating Deed dated 21 April 2021 and the eighth supplemental deed dated 24 May 2021 for the financial year ended 31 December 2024.

#### **HSBC Institutional Trust Services (Asia) Limited**

*in its capacity as the trustee of Champion Real Estate Investment Trust*

Hong Kong, 19 February 2025

# Corporate Governance Report

## Corporate Governance Principles and Framework

Champion REIT is committed to attaining global best practices and standards for all activities and transactions conducted in relation to the Trust and any matters arising out of its listing or trading on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). The current corporate governance framework implemented by the REIT Manager emphasises accountability to all Unitholders, resolving conflict of interests, transparent reporting, compliance with relevant regulations and maintaining sound operating and investment procedures. To ensure the effective implementation of this framework, the REIT Manager has established a compliance manual to implement a comprehensive set of compliance procedures and guidelines (“Compliance Manual”) that outline the key processes, systems and measures.

Champion REIT is a real estate investment trust formed to own and invest in income-producing office and retail properties. The Trust’s focus on Grade A commercial properties in prime locations. It currently owns two Hong Kong landmark properties and has joint venture stake in a property in Central London. The Board of Directors of the REIT Manager (the “Board”) plays a leading role in ensuring the corporate culture of Champion REIT is in alignment with its values and strategies, which enable Champion REIT to provide investors with stable and sustainable distributions, achieving long-term capital growth.

The Board also plays a central supporting and supervisory role in fulfilling its corporate governance responsibility, and holds primary accountability for upholding appropriate standards of conduct and adherence to proper procedures. It conducts regular reviews of the Compliance Manual, as well as other policies and procedures related to corporate governance, legal and regulatory compliance. Additionally, the Board approves any necessary changes to governance policies in alignment with the latest statutory requirements and international best practices. Moreover, it oversees corporate governance disclosures to ensure transparency and adherence to established standards. The Board takes the lead in promoting the desired corporate culture, and the corporate culture and values are integrated throughout the policies and practices of Champion REIT, which are communicated with the management and employees.

The major activities during the year ended 31 December 2024 (the “Year”) and up to the date of this report are set out below:

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### Streamlining the Corporate Structure

To streamline the corporate structure of Champion REIT at its subsidiaries’ level, some wholly-owned special purpose vehicles of Champion REIT were amalgamated. The amalgamation renders no material impact on Champion REIT’s consolidated financial statements.

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### General Mandate

At the annual general meeting of Unitholders of Champion REIT held on 20 May 2024 (“2024 AGM”), an ordinary resolution was passed to grant the Buy-back Mandate to the REIT Manager to exercise powers to buy back Units in Champion REIT on behalf of Champion REIT on the Stock Exchange of up to 10% of the aggregate number of issued Units as at 20 May 2024. The Buy-back Mandate shall only remain effective until the conclusion of the next annual general meeting of Champion REIT, or the expiration of the period within which such AGM is required to be held, or until revoked or varied by an ordinary resolution of Unitholders at a general meeting, whichever is the earlier.

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# Corporate Governance Report

## Authorisation Structure

Champion REIT is a collective investment scheme constituted as a Unit Trust and authorised by the Securities and Futures Commission (“the SFC”) under Section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the “SFO”). The Trust is regulated by the SFC in accordance with the SFO, the Code on Real Estate Investment Trusts (the “REIT Code”) and the Rules Governing the Listing of Securities on the Stock Exchange (the “Listing Rules”).

The REIT Manager is authorised by the SFC under Section 116 of the SFO to conduct regulated activity of asset management. Ms Hau Shun, Christina, the Chief Executive Officer, Chief Investment Officer and Executive Director; Ms Luk Ka Ping, Amy, the Investment and Investor Relations Director, and Mr Leung Kin Shan, the Business Development Director, are the Responsible Officers of the REIT Manager, fulfilling the requirements of Section 125 of the SFO and Paragraph 5.4 of the REIT Code. The Responsible Officers have completed continuous professional training as required by the SFO for each calendar year.

HSBC Institutional Trust Services (Asia) Limited (the “Trustee”) is registered as a Trust Company under Section 77 of the Trustee Ordinance (Chapter 29 of the Laws of Hong Kong) and licensed by the SFC to conduct the regulated activity of providing depository services for SFC-authorized collective investment schemes.

Pursuant to the Property Management Agreement, Eagle Property Management (CP) Limited (“Property Manager”) provides property management services, lease management services and marketing services for the properties of Champion REIT located in Hong Kong on an exclusive basis subject to the overall management and supervision of the REIT Manager. The Property Manager has a team of experienced operational staff exclusively dedicated to providing property management services to Champion REIT.

## Governance Practices

### Roles of the Trustee and the REIT Manager

The Trustee and the REIT Manager are independent of each other. The Trustee is responsible for the safe custody of the assets of Champion REIT on behalf of the Unitholders, and to oversee the activities of the REIT Manager in accordance with, and for compliance with, the Trust Deed constituting Champion REIT, other relevant constitutive documents and the regulatory requirements applicable to Champion REIT. Whereas the REIT Manager is responsible for managing Champion REIT in accordance with the Trust Deed and ensuring that the financial and economic aspects of Champion REIT’s assets are professionally managed in the sole interests of the Unitholders. The relationship between the Trustee, the REIT Manager and the Unitholders is set out in the Trust Deed entered into between the REIT Manager and the Trustee on 26 April 2006, and as amended from time to time.

Under the regulatory regime of the SFC, the Board has eight core functions and has assigned each of the core functions to the designated management person(s) called the Manager-In-Charge (“MIC”). Each of the MICs has acknowledged the appointment and associated responsibilities. The core functions and the respective MICs according to the SFC Circular are set out as below:

Function	MIC(s)
1. Overall Management Oversight	Chief Executive Officer
2. Key Business Line	Chief Executive Officer
3. Operational Control and Review	Senior Internal Audit Manager
4. Risk Management	Senior Internal Audit Manager
5. Finance and Accounting	Business Development Director Finance Director
6. Information Technology	Senior Program Manager
7. Compliance	Compliance Manager
8. Anti-Money Laundering and Counter-Terrorist Financing	Compliance Manager

## Governance and Control Policies and Procedures

Various governance and control policies and procedures of the REIT Manager used in relation to the management of Champion REIT have been established, namely:

- Anti-Fraud, Bribery and Corruption Policy
- Anti-Money Laundering Procedures
- Board Diversity Policy
- Climate Risks and Resilience Policy
- Code of Conduct
- Code of Conduct regarding Securities Transactions by Directors and Relevant Personnel
- Compliance Manual
- Connected Party Transactions Sample Checking Procedure
- Control Policy on Preservation and Misuse of Inside Information
- Corporate Governance Policy
- Distribution Policy
- Director Independence Policy
- Internal Control Procedures to Monitor and Regulate Connected Party Transactions
- Nomination Policy
- Operations Manual
- Procedures for Common Reporting Standard
- Privacy Policy
- Procedures for FATCA Reporting
- Reporting Policy on Connected Party Transaction
- Risk Management Policy
- Sanction Screening Procedures
- Staff Dealing Policy
- Unitholder Communication Policy
- Whistleblowing Policy

# Corporate Governance Report

## Board Composition

With the aim of creating a board structure that is both effective and balanced, the size of the Board has been set to provide for a minimum of five Directors and a maximum of thirteen Directors. As of the date of this report, the Board has seven members, comprising one Executive Director, two Non-executive Directors and four Independent Non-executive Directors.

The positions of Chairman of the Board and Chief Executive Officer are held by two different individuals in order to maintain an effective segregation of duties. The Chairman is Dr Lo Ka Shui who is a Non-executive Director and provides leadership for the Board. The position of Chief Executive Officer is held by Ms Hau Shun, Christina, an Executive Director responsible for running business operations and execution of corporate strategies of Champion REIT.

The composition of the Board during the Year and up to the date of this report is set out below:

### Non-executive Directors

LO Ka Shui (*Chairman*)  
WONG Mei Ling, Marina

### Length of Tenure

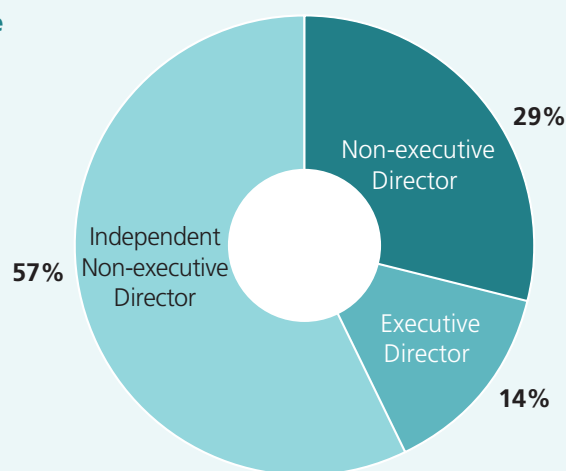
19 years  
4 years

### Executive Director

HAU Shun, Christina (*Chief Executive Officer*) 3 years

### Independent Non-executive Directors

CHAN Ka Keung, Ceajer 2 years  
CHENG Wai Chee, Christopher 19 years  
IP Yuk Keung, Albert 14 years  
SHEK Lai Him, Abraham 19 years



Biographical details of the Directors are set out in this Annual Report on pages 12 to 17 and published on the Trust's website at [www.ChampionReit.com](http://www.ChampionReit.com).

In accordance with the articles of association of the REIT Manager, one-third of the Directors shall retire from office at every annual general meeting of the REIT Manager, or if their number is not a multiple of three, then the number nearest to one-third shall retire from office. A retiring Director shall be eligible for re-election, provided that if the retiring Director is an Independent Non-executive Director who has served the Board for more than nine years, his/her further re-appointment shall be subject to the approval of the Unitholders at the annual general meeting of Champion REIT ("AGM") by way of an ordinary resolution.

Dr Lo Ka Shui is the chairman and managing director of Great Eagle Holdings Limited ("Great Eagle"), and the chairman and non-executive director of LHIL Manager Limited (Trustee-Manager of the publicly listed Langham Hospitality Investments) and Langham Hospitality Investments Limited ("Langham"), of which Great Eagle has 70.30% interest of the Trust. Ms Wong Mei Ling, Marina is the company secretary of Great Eagle and Langham. Save as disclosed above, there are no other financial, business, family or other material or relevant relationships between Board members.



Set out below is a summary of area of experiences and responsibilities of each Board Member:

	Area of Experiences	Responsibilities
<b>Non-executive Directors</b>		
LO Ka Shui ( <i>Chairman</i> )	Property and hotel development and investment both in Hong Kong and overseas	Ensuring effective operation of the Board and all key and appropriate issues are discussed and considered by the Board in a timely manner; and leading the Board to establish good corporate governance practices and procedures of the REIT Manager
WONG Mei Ling, Marina	Development of governance and compliance policies and corporate secretarial and administration	Formulation of strategic directions and high level oversight of governance and compliance, finance and investments of the Trust
<b>Executive Director</b>		
HAU Shun, Christina ( <i>Chief Executive Officer</i> )	Leasing, marketing and asset management	Responsible for all day-to-day operations; supervising the management team to ensure that the Trust is operated in accordance with the stated strategy, policies and regulations; implementing the corporate governance practices adopted by the REIT Manager; and chairing the Disclosures Committee
<b>Independent Non-executive Directors</b>		
CHAN Ka Keung, Ceajer	Former Secretary for Financial Services and the Treasury of the HKSAR	Scrutinising and monitoring the Trust's performance; giving independent judgment, strategic advice and guidance on the business and operations; reviewing the financial control and system of risk management and compliance; and ensuring the REIT Manager follows good corporate governance practices
CHENG Wai Chee, Christopher	Property development, property investment and management	Scrutinising and monitoring the Trust's performance; giving independent judgment, strategic advice and guidance on the business and operations; reviewing the financial control and system of risk management and compliance; and ensuring the REIT Manager follows good corporate governance practices
IP Yuk Keung, Albert	International banking, investment and financing	Scrutinising and monitoring the Trust's performance; giving independent judgment, strategic advice and guidance on the business and operations; reviewing the financial control and system of risk management and compliance; and ensuring the REIT Manager follows good corporate governance practices
SHEK Lai Him, Abraham	Former member of the Legislative Council for the HKSAR representing the real estate and construction functional constituency	Chairing the Audit Committee and Nomination Committee; scrutinising and monitoring the Trust's performance; giving independent judgment, strategic advice and guidance on the business and operations; reviewing the financial control and system of risk management and compliance; and ensuring the REIT Manager follows good corporate governance practices

# Corporate Governance Report

## Board Responsibilities

The Board is responsible for ensuring that the REIT Manager discharges its duties under the Trust Deed, which include, but are not limited to, managing the Trust in accordance with the Trust Deed in the sole interests of the Unitholders, ensuring sufficient oversight of the daily operations and financial conditions of the Trust when managing the Trust, and ensuring compliance with the licensing and authorisation conditions of the REIT Manager and the Trust and with any applicable laws, rules, codes or guidelines issued by government departments, regulatory bodies, exchanges or any other organisations regarding the activities of the Trust or its administration. Subject to the matters specifically reserved to the Board as set out in the Compliance Manual, the Board delegates certain management and supervisory functions to Board committees. The Board also has appointed experienced and well-qualified management to handle the day-to-day operations of the REIT Manager and Champion REIT.

### Matters Reserved for the Board

#### Statutory Obligations

Approval of:

- (i) The interim, final and/or any other distribution(s) of Champion REIT from time to time permitted under the REIT Code and the Trust Deed;
- (ii) The annual and semi-annual reports and accounts, unaudited interim and audited financial statements;
- (iii) Circulars to Unitholders, including those convening general meetings;
- (iv) Changes to the articles of association the REIT Manager; and
- (v) Appointment of new Director to the REIT Manager.

Recommendation to Unitholders of:

- (i) Changes to the provisions in the Trust Deed; and
- (ii) Proposals relating to the appointment and removal of auditor of Champion REIT and approval of the audit fee.

#### Corporate Governance, Strategic and Financial Matters

Approval of:

- (i) Treasury, taxes, financial risk management and capital policies (including funding and the issue of ordinary units, different classes of units and different forms of borrowings);
- (ii) Sale and acquisition of properties by Champion REIT, the value of which exceeds 15% of the Gross Asset Value (or such other threshold as may be prescribed under the REIT Code);
- (iii) Issue of new Units;
- (iv) Reports of the auditor and both unaudited interim and audited financial statements;
- (v) Capital expenditure, acquisitions, and disposals in excess of the discretionary power of the relevant officer (if any) of the REIT Manager;
- (vi) Significant changes in accounting policy; and
- (vii) Any changes to the Corporate Governance Policy.

## Matters Reserved for the Board

### Personnel Matters

Approval of:

- (i) The appointment and removal of the Chief Executive Officer;
- (ii) The appointment and removal of any Directors by the Board; and
- (iii) The arrangement of liability insurance for Directors and senior management.

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### Other Matters

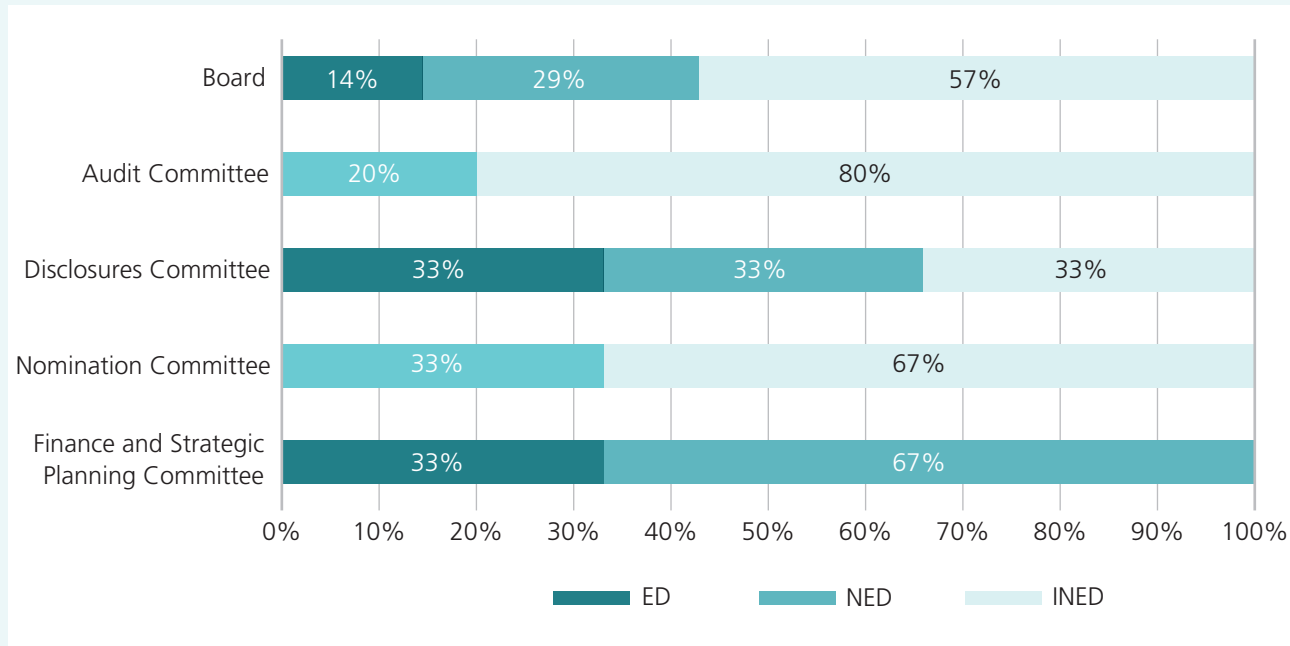
Approval of:

- (i) Any matter which would have a material effect on Champion REIT's financial position, liabilities, future strategy or reputation;
  - (ii) Material contracts not in the ordinary course of Champion REIT's business;
  - (iii) Power and authority of the Board or the Board-appointed committees, that is, what to delegate to the committees, with the proviso that such committees to be under an obligation to report back to the Board; and
  - (iv) Potential areas of possible conflict (that is, if a substantial holder of Champion REIT or a Director has a conflict of interests in a matter to be considered by the Board, the matter should not be dealt with by a committee (except an appropriate Board committee set up for that purpose pursuant to a resolution passed in a full Board meeting, for example, the Audit Committee or similar ad-hoc committee established to deal with a specific matter).
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# Corporate Governance Report

## Board Independence

The Board acknowledges that Board independence is critical for effective corporate governance and Board effectiveness. The participation of Independent Non-executive Directors brings independent and objective judgment on the affairs of the Trust including but not limited to issues relating to the Trust's strategy, performance, conflicts of interest and management process, thus ensuring that the Trust operates in the best interests of the Unitholders. To ensure independent views and input from any Director of the REIT Manager and the Trust are available to the Boards, a Director Independence Policy was adopted. The following mechanisms implemented in the corporate governance framework of the Trust have also been reviewed by the Board:



### 1. Board Composition

The Board currently comprises seven members, including two Non-executive Directors ("NEDs"), one Executive Director ("ED"), and four Independent Non-executive Directors ("INEDs"), which is in compliance with the requirement under Rule 3.10A and 3.10 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") that at least one-third of the Board members and a minimum of three members of the Board are INEDs.

### 2. Independence Assessment

Each INED has provided a written annual confirmation of independence to the REIT Manager on their fulfilment of the independence criteria set out under Rule 3.13 of the Listing Rules. The Nomination Committee assesses the independence of INEDs upon appointment and annually thereafter to ensure they can continuously exercise independent judgement.

### 3. Common Directorships

Common directorships of the Board members have been reviewed by the Nomination Committee annually and Directors' interests in competing business are disclosed in this Annual Report.

#### **4. *Proceedings of the Board***

The dates for the regular Board and Board Committee Meetings of the Year were determined in the fourth quarter of the previous year. At least 14 days' formal notice of regular Board and Board Committee Meetings was given to all Directors, and all Directors were invited to include matters for discussion in the agenda. Directors were provided with the meeting agenda and the relevant board papers containing complete, adequate, and timely information at least three business days in advance of each regular Board and Board Committee Meeting to facilitate thorough deliberation on the issues to be considered at the respective meetings.

#### **5. *Disclosure of Interests***

During the Year, each Directors disclosed his/her interests and/or any actual or potential conflict of interests, if any, in the matters to be considered at Board and Board Committee Meetings and abstained from voting on any transactions, contracts, or arrangements in which he/she had material interests, as applicable, in accordance with the Articles of Association of the REIT Manager and the Trust Deed. The EDs and NEDs provided confirmations of any material interests in competing business of Champion REIT.

#### **6. *Board Decision Making***

During the Board and Board Committee Meetings, NEDs and INEDs were encouraged to express freely their independent views and inputs in an open and candid manner, provide open and objective challenges, and offer informed insight and responses to the management. They also brought outside knowledge of the businesses and markets in which the Trust operates. Comments and concerns raised by the Directors were closely followed up by the management.

In addition to regular Board meetings, the Chairman scheduled an annual meeting with INEDs without the presence of other Directors to discuss the affairs of the Trust.

The Company Secretary is responsible for preparing minutes that record not only the decisions reached but also any concerns raised or dissenting views expressed by Directors. The draft version of the minutes is circulated to all Directors for their comment and confirmation. The final version is provided to the Directors for records. Minutes of all Board and Board Committee Meetings are available for Directors' inspection.

#### **7. *Supply of and Access to information***

Directors were provided with monthly reports highlighting the Trust's major businesses to keep abreast of the Trust's business performance and to make informed decisions in the best interests of the Trust and its Unitholders. More thorough and comprehensive management and financial updates were provided to all Board members on a quarterly basis to ensure each member was informed and aware of the Trust's financial performance and position, allowing them to make appropriate responses and follow ups. The Directors were also kept updated on any material developments from time to time through notifications and circulars.

If there were material matters requiring the immediate attention of the Board members, the REIT Manager would provide the Directors with the necessary information in the form of exceptional reports. Also, additional information would always be provided to the Directors upon request.

To facilitate the proper discharge of Directors' duties and responsibilities, all Directors (including INEDs) were entitled to seek advice from the Company Secretary or in-house legal team, as well as from independent professional advisers at the expense of the Trust, in which the Company Secretary was responsible for making all necessary arrangements.



## Corporate Governance Report

### **8. Appointment Process**

Mr Cheng Wai Chee, Christopher, being an INED who has served the Board for more than nine years, was subject to re-election at the 2024 AGM. The Nomination Committee reviewed his independence and considered Mr Cheng to remain independent, and disclosure was made in the AGM circular to the Unitholders of Champion REIT. A separate resolution was proposed at the 2024 AGM for the re-election of Mr Cheng.

### **9. Induction and Continuing Development**

An induction pack and an orientation program would be provided to each newly appointed Director. Such a pack and program would familiarise the newly appointed Director with the business and operations of the Trust, the legal framework under which Champion REIT is governed, and the internal control procedures and policies of Champion REIT. The induction pack included, but not limited to, the Trust Deed, REIT Code, Compliance Manual, Operations Manual, articles of association of the REIT Manager, and recent publications of Champion REIT. Subsequent information packages would be provided from time to time to the Directors to keep them abreast of latest developments in the industry and legal framework relevant to the affairs of Champion REIT.

### **10. Remuneration of Independent Non-executive Directors**

INEDs and NEDs receive only fixed fees for their role as members of the Board and Board Committees and no profit-related pay was granted.

### **11. Time Commitments**

NEDs and INEDs have provided written confirmations that they have dedicated sufficient time and attention to the affairs of Champion REIT for the Year. Besides, all Directors have attended all regular meetings of the Board and Board Committees on which they serve. All Directors have attended the 2024 AGM to acquire an understanding of the views of Unitholders. Mr Cheng, one of our INEDs, joined the 2024 AGM via teleconference, but regrettably, technical problems prevented us from hearing him distinctly, which subsequently impeded his effective participation in the meeting.

The Directors have also annually disclosed to the REIT Manager their other directorships held in Hong Kong or overseas listed companies, as well as any other significant commitments. As at 31 December 2024, one Director concurrently holds more than seven other listed company directorships.

In view of the above, the Nomination Committee believes that the Directors are able to devote sufficient time to the affairs of Champion REIT without being over-occupied with the business of other listed companies.

In view of the aforesaid, the Nomination Committee considers that the Board independence mechanisms are effective in ensuring that independent views are available to the Board and all Independent Non-executive Directors remain independent of management and free of any relationship which could materially interfere with the exercise of their independent judgement.

## Continuing Professional Development

To keep Directors abreast of their responsibilities and infuse them with new knowledge relevant to the Trust's business and operating environment, self-reading materials comprising the latest developments in the legislations, industry news and materials relevant to the roles, functions and duties as a director are provided to each Director by the Company Secretary of the REIT Manager periodically to foster the refreshing and ongoing updating of Board members' skills and knowledge.

During the Year, the Directors received self-reading materials focus on the topics of anti-corruption training, trends and updates on trade and industry, legal and regulatory, corporate governance and ESG, taxation and financial reporting materials relevant to the roles, functions and duties as a Director and other research and studies regarding securities and derivatives markets. Each of the Directors has confirmed that they have participated in no less than 10 training hours during the Year, and all the Directors have provided confirmation on their respective training records to the REIT Manager. Trainings attended by the Directors during the Year are as follows:

### Training Record

Name of Directors	Subject Areas				Total Training Hours
	Legal and Regulatory	Corporate Governance	Financial Reporting	Trust's Business	
<b>Non-executive Directors</b>					
LO Ka Shui ( <i>Chairman</i> )	✓	✓	✓	✓	13
WONG Mei Ling, Marina	✓	✓	✓	✓	13
<b>Executive Director</b>					
HAU Shun, Christina ( <i>Chief Executive Officer</i> )	✓	✓	✓	✓	13
<b>Independent Non-executive Directors</b>					
CHAN Ka Keung, Ceajer	✓	✓	✓	✓	13
CHENG Wai Chee, Christopher	✓	✓	✓	✓	13
IP Yuk Keung, Albert	✓	✓	✓	✓	13
SHEK Lai Him, Abraham	✓	✓	✓	✓	13

Each of the members of the senior management has also provided their respective training records during the Year to the REIT Manager.

## Insurance

During the Year, appropriate directors' and officers' liabilities insurance and professional indemnity insurance have been arranged in respect of legal action against the Directors and officers of the REIT Manager and the provision of professional services by the REIT Manager to the Trust.

## Directors' Interests in Transactions, Arrangements or Contracts

Other than as disclosed in this report and previous disclosures (including announcements, circulars and offering circular) issued by the REIT Manager, there are no transaction, arrangement or contract of significance that requires to be disclosed in accordance with the Listing Rules and REIT Code subsisting during or at the end of the Year in which a Director or an entity connected with a Director is or was materially interested, either directly or indirectly.

## Corporate Governance Report

### Disclosure on Remuneration

According to the Trust Deed, the REIT Manager shall be entitled to a Manager's fee of 12% of the net property income and be payable semi-annually in arrears after the publication of the semi-annual financial statements of the Trust provided that the net property income as shown in the published semi-annual financial statements is equal to or more than HK\$200 million.

Pursuant to the announcement of Champion REIT dated 30 November 2012 in relation to the notification from the REIT Manager to 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 elected the payment method of Manager's Fee for the financial year 2024, the most recent valid election by the REIT Manager on 30 November 2012 shall be applicable to the financial year 2024 according to Clause 11.1.2 of the Trust Deed. The Manager's fee for the Year amounted to approximately HK\$221 million, being 12% of the net property income of Champion REIT for such services rendered during the Year.

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 prior approval of the Unitholders pursuant to a waiver granted by the SFC.

The remuneration of Directors and staff of the REIT Manager is paid by the REIT Manager, not by Champion REIT. The REIT Manager adopts the remuneration policies and practices of its holding company, which has a remuneration committee that determines policy and structure for all remuneration of senior executives of the REIT Manager including the Chief Executive Officer and members of its senior management team of the REIT Manager. None of the Directors has a service contract with the REIT Manager which is not terminable by the employer within one year without payment of compensation (other than statutory compensation). Since Champion REIT does not bear the remuneration of the REIT Manager's Board and staff, the REIT Manager does not consider it applicable to include the information about the remuneration of the Directors and key executives in this report.

### Delegation and Board Committees

The Board of the REIT Manager may establish Board committees with clear terms of reference to review specific issues or items. The four standing Board committees established are the Audit Committee, Disclosures Committee, Nomination Committee and Finance and Strategic Planning Committee.

Board of Directors			
Audit Committee	Disclosures Committee	Nomination Committee	Finance and Strategic Planning Committee
Four INEDs and one NED: <ul style="list-style-type: none"> <li>Mr Shek Lai Him, Abraham (<i>Chairman</i>)</li> <li>Professor Chan Ka Keung, Ceajer</li> <li>Mr Cheng Wai Chee, Christopher</li> <li>Mr Ip Yuk Keung, Albert</li> <li>Dr Lo Ka Shui</li> </ul>	One ED, one NED and one INED: <ul style="list-style-type: none"> <li>Ms Hau Shun, Christina (<i>Chairperson</i>)</li> <li>Dr Lo Ka Shui</li> <li>Mr Shek Lai Him, Abraham</li> </ul>	Two INEDs and one NED: <ul style="list-style-type: none"> <li>Mr Shek Lai Him, Abraham (<i>Chairman</i>)</li> <li>Mr Cheng Wai Chee, Christopher</li> <li>Dr Lo Ka Shui</li> </ul>	One ED and two NEDs: <ul style="list-style-type: none"> <li>Dr Lo Ka Shui (<i>Chairman</i>)</li> <li>Ms Hau Shun, Christina</li> <li>Ms Wong Mei Ling, Marina</li> </ul>

## Audit Committee

The REIT Manager established the Audit Committee in 2006 and adopted the amended terms of reference in 2020. The written terms of reference of the Audit Committee are available upon request. The role of the Audit Committee is to monitor and evaluate the effectiveness of the REIT Manager's risk management and internal control systems.

### Audit Committee's Principal Responsibilities

- |   |   |
|---|---|
| <b>Financial Reporting</b>                  | <ul style="list-style-type: none"> <li>• Reviewing financial statements.</li> <li>• Reviewing major issues regarding accounting principles and financial statement presentations, including any major modification in the application of accounting principles.</li> </ul>  |
| <b>Risk Management and Internal Control</b> | <ul style="list-style-type: none"> <li>• Receiving and reviewing summaries and reports regarding the operations review of the REIT Manager and Champion REIT and the systems of risk management and internal controls.</li> <li>• Assisting the Board in its monitoring of the REIT Manager and Champion REIT's overall risk management profile.</li> <li>• Setting guidelines and policies to govern risk assessment and risk management.</li> <li>• Conducting review on the effectiveness of the risk management and internal control systems and procedures for financial reporting.</li> <li>• Ensuring the internal audit function is adequately resourced and running effectively.</li> <li>• Reviewing and considering procedures for the receipt, retention and treatment of complaints received by the REIT Manager.</li> </ul> |
| <b>External Audit</b>                       | <ul style="list-style-type: none"> <li>• Making recommendation to the Board on the appointment, re-appointment and removal of the external auditor, and to approve remuneration and terms of engagement of the external auditor.</li> <li>• Considering all audit and non-audit services to be provided to the REIT Manager and Champion REIT by the external auditor.</li> <li>• Reviewing external audit reports to ensure that, where deficiencies in internal controls have been identified, appropriate and prompt remedial action is taken by the management.</li> </ul>  |
| <b>Compliance</b>                           | <ul style="list-style-type: none"> <li>• Reviewing and monitoring on a regular basis the procedures in place to ensure compliance with applicable legislation, the REIT Code and the Listing Rules.</li> <li>• Reviewing and monitoring the procedures established to regulate connected party transactions.</li> </ul>   |

Pursuant to the waiver from strict compliance with the requirement under paragraph 9.13 of the REIT Code granted by the SFC, the Audit Committee confirmed that the roadshow and public relations-related expenses ("PR Expenses") were incurred in accordance with the internal control procedures of the REIT Manager and the nature of these PR Expenses was solely for the purposes as set out in Clause 2.4.13 of the Trust Deed.

## Corporate Governance Report

During the Year, two physical Audit Committee meetings were held. The following is a summary of the major work done of the Audit Committee during the Year:

### Summary of Major Work Done of the Audit Committee

#### Financial Reporting

- Reviewed the audited Financial Statements for the year ended 31 December 2023 and the unaudited Financial Statements for the six months ended 30 June 2024, with particular regard to significant audit risks and other audit issues including:
  - (i) significant risk on the review of valuation of investment properties;
  - (ii) significant risk on the potential oversight by the management in financial reporting process;
  - (iii) significant risk on the fair value of investment properties;
  - (iv) the fair value of derivative financial instruments — cross currency swaps and interest rate swaps;
  - (v) the effectiveness of cash flow hedge;
  - (vi) the allowance for credit losses on notes receivables and interest receivables; and
  - (vii) the net current liabilities of Champion REIT.
- Evaluated the effect on the results and financial position of Champion REIT for applications of new amendments/interpretations issued by The Hong Kong Institute of Certified Public Accountants.
- Reviewed the Annual Report and the Final Results Announcement for the year ended 31 December 2023.
- Reviewed the Interim Report and the Interim Results Announcement for the six months ended 30 June 2024.
- Reviewed and approved the 2024 annual budget/forecasts and annual business plan prepared by the REIT Manager.

#### Risk Management and Internal Control

- Reviewed the reports from the internal auditor.
- Reviewed the effectiveness of risk management and internal control systems.

#### External Audit

- Reviewed the reports from the external auditor.
- Considered and recommended to the Board on the re-appointment of external auditor and the provision of audit and non-audit services and approved the terms of engagement.

#### Compliance

- Reviewed the legal and regulatory compliance matters for the year ended 31 December 2023 and for the six months ended 30 June 2024, which included, among others, the Corporate Governance Report and Connected Party Transactions Report.



## Disclosures Committee

The REIT Manager established the Disclosures Committee in 2006 and adopted the amended terms of reference in 2021. The written terms of reference of the Disclosures Committee are available upon request. The role of the Disclosures Committee is to review matters relating to the disclosure of information to Unitholders and in public announcements. It works with the management of the REIT Manager to ensure that information disclosed is accurate and complete and pursue best practices in terms of transparency.

### Disclosures Committee's Principal Responsibilities

#### Corporate Disclosure

- Reviewing and making recommendations to the Board on matters of corporate disclosure issues and announcements, financial reporting, Connected Party Transactions, and potential areas of conflict of interests regularly.

#### Compliance

- Overseeing compliance with applicable legal requirements and the continuity, accuracy, clarity, completeness and currency of information disseminated by or on behalf of Champion REIT to the public and applicable regulatory agencies.
- Reviewing and approving all material non-public information and all public regulatory filings of or on behalf of Champion REIT prior to such information being disseminated to the public or filed with applicable regulatory agencies.
- Reviewing periodic and current reports, proxy statements, information statements, registration statements and any other information filed with regulatory bodies.
- Selecting, appointing, directing, and terminating, where appropriate, outside experts (such as legal advisors or accountants) as deems necessary in the performance of its duties.

## Corporate Governance Report

During the Year, two physical Disclosures Committee meetings were held. The following is a summary of the major work done of the Disclosures Committee during the Year:

### Summary of Major Work done of the Disclosures Committee

- Corporate Disclosure**
- Reviewed and approved the Sustainability Report for the year ended 31 December 2023.
  - Reviewed the disclosure checklist and made recommendation to the Board the 2023 Annual Report of Champion REIT and announcements in relation to the 2023 final results, the payment of Manager's fee and the final distribution for the six months ended 31 December 2023.
  - Reviewed and recommend the Board the Circular to Unitholders in relation to the General Mandate to Buy-back Units of Champion REIT, the Re-election of Independent Non-executive Director and Notice convening the 2024 AGM.
  - Reviewed the disclosure checklist and make recommendation to the Board the 2024 Interim Report of Champion REIT and announcements in relation to the 2024 interim results, the payment of Manager's fee for the six months ended 30 June 2024.
  - Reviewed the Report on Corporate Disclosure Issues of Champion REIT and ratified the publication of announcements and press releases for the six months ended 31 December 2023 and 30 June 2024.

### Nomination Committee

The REIT Manager established the Nomination Committee in 2019 and adopted the terms of reference in February 2020. The written terms of reference of the Nomination Committee are available upon request. The role of the Nomination Committee is to formulate policy and make recommendations to the Board on nominations, appointments or re-appointments of Directors and Board succession, and ensure that changes to the composition can be managed without undue disruption.

### Nomination Committee's Principal Responsibilities

- Board Composition**
- Reviewing the structure, size and composition (including the skills, knowledge and experience) of the Board at least annually and make recommendations on any proposed changes to the Board to complement the strategy of Champion REIT.
  - Identifying individuals suitably qualified to become Board members and select or make recommendations to the Board on the selection of individuals nominated for directorships.
  - Making recommendations on persons for appointment or re-appointment as Director to, and propose Directors for removal from, the full Board and make recommendations to the Board on the relevant matters relating to succession planning for Directors, in particular the Chairman and the Chief Executive Officer.
- Corporate Governance**
- Assessing the independence of INEDs.
  - Maintaining and updating the Board Diversity Policy and Nomination Policy of the REIT Manager.

## Board Diversity Policy

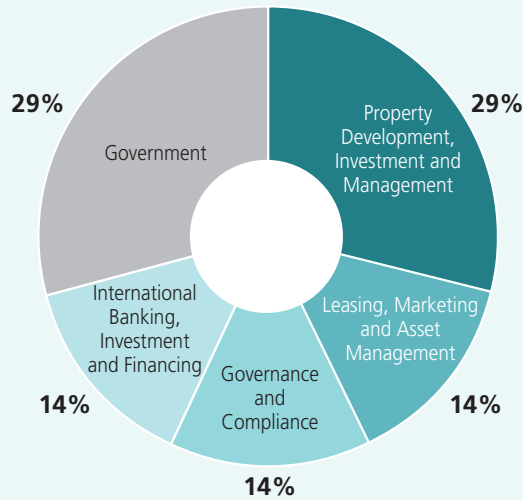
The Nomination Committee adopted a board diversity policy (the “Board Diversity Policy”) in 2020. The REIT Manager implemented a board diversity policy to promote diversity among Board member, recognising its significance in achieving its strategic objectives, attracting and retaining top talent. Appointments to the Board shall be based on merit, in the context of the skills and experience the Board as a whole requires to be effective, and against objective criteria and with due regard for the benefits of diversity. The REIT Manager will consider a number of factors when deciding on appointments to the Board and the continuation of those appointments including legal requirements, best practices, and skills required to complement the Board’s skill set and the number of Directors needed to discharge the duties of the Board and its Committees. The REIT Manager will not set any restrictions like gender, age, cultural or educational background when short listing candidates. The REIT Manager believes that a truly diverse Board will include and make good use of differences in the skills, regional and industry experience, background and other qualities of Directors. The Nomination Committee shall review the diversity of the Board at least annually taking into account the Champion REIT’s business model and specific needs and shall monitor the implementation of the Board Diversity Policy and, if appropriate, make recommendations on proposed changes to the Board to complement its corporate strategy.

The Nomination Committee of the REIT Manager reviewed the implementation and effectiveness of the Board Diversity Policy in February 2025. Currently, the Board possess a diversity of perspectives appropriate to Champion REIT’s business nature, corporate strategy and structure. The members of the Board have a range of expertise in property development, property investment and management; leasing, marketing and asset management; governance and compliance; internal banking, investment and financing; and governance.

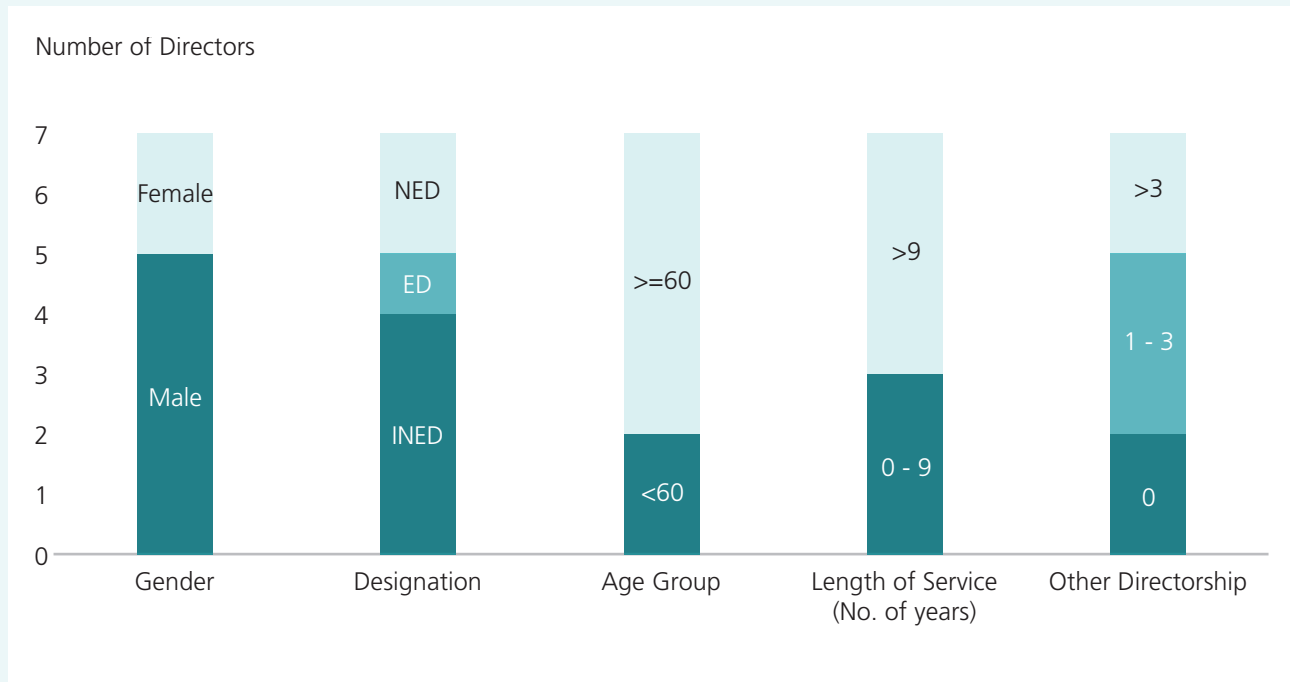
# Corporate Governance Report

In addition, the Board is made up of different age groups and both genders. The Nomination Committee considers that the current board composition of the Board maintains an appropriate balance of professional backgrounds, skills, experience, gender and age. The following charts depicts the Board diversity profile of the Board as at 31 December 2024:

## Board Skills Matrix



## Diversity Mix



Remarks:  
 NED - Non-executive Director  
 ED - Executive Director  
 INED - Independent Non-executive Director

## Nomination Policy

The Nomination Committee adopted a nomination policy of the REIT Manager (the “Nomination Policy”) in 2020. The Nomination Committee shall review the Nomination Policy from time to time. The objective of the Nomination Policy is to assist the REIT Manager in fulfilling its duties and responsibilities as provided in its terms of reference. The Nomination Policy sets out, inter alia, the selection criteria and the evaluation procedures in nominating candidates to be appointed or re-appointed as Directors of the REIT Manager.

The Nomination Committee is delegated by the Board to shortlist any and all candidates recommended as nominees for Directors to the Committee by any Directors or shareholders of the REIT Manager in accordance with the REIT Manager’s Articles of Association and the Compliance Manual. The Nomination Committee may also undertake its own search process for candidates and may retain the services of professional search firms or other third parties to assist in identifying and evaluating potential nominees. The Nomination Committee shall endeavour to find individuals of high integrity who possess the qualifications, qualities and skills, criteria of independence as laid down in the Listing Rules (in case of INEDs) to effectively represent the best interests of all the Unitholders. Candidates will be selected for their ability to exercise good judgment, and to provide practical insights and diverse perspectives. The Nomination Committee may use any process it deems appropriate for the purpose of evaluating candidates including personal interviews, background checks, written submission by the candidates and third party references. As far as practicable, nominees for each election or appointment of Directors will be evaluated using a substantially similar process.

During the Year, one physical Nomination Committee meeting was held. The following is a summary of the major work done of the Nomination Committee during the Year:

### Summary of Major Work done of the Nomination Committee

#### Board Composition

- Reviewed the structure, size and composition of the Board, the contribution required from the Board members.
- Considered and nominated the proposed re-appointment of retiring Director at the 2024 AGM.

#### Corporate Governance

- Reviewed the Board independence mechanisms and the INEDs.
- Reviewed the implementation and effectiveness of the Board Diversity Policy.

## Finance and Strategic Planning Committee

The REIT Manager established the Finance and Strategic Planning Committee and adopted the terms of reference in February 2021. The role of the Finance and Strategic Planning Committee is to enhance governance and control in respect of the financial performance and strategic planning of Champion REIT. The Finance and Strategic Planning Committee discharges its duties under the terms of reference so delegated by the Board and reports and makes recommendations to the Board and it is distinct and separate from the Audit Committee. The Finance and Strategic Planning Committee shall have no executive authority with regard to its findings and recommendations.

# Corporate Governance Report

## Finance and Strategic Planning Committee's Principal Responsibilities

- Reviewing the Trust's financial strategy and budget setting strategy.
- Reviewing the Trust's operating budget, annual capital budget and allocation of capital and monitoring the implementation of the approved annual budget/forecasts and annual business plan.
- Reviewing the Trust's treasury management activities.
- Reviewing the Trust's cash requirements and sources of cash.
- Reviewing and monitoring the implementation of proposed acquisitions and/or disposal of real estate and investments, where appropriate, making recommendations to the Board with respect thereto.
- Overseeing the implementation of the Trust's key financial and operational controls and processes, namely:
  - (i) Maintaining general industry awareness and recommend changes to the compliance program based on industry developments, legal guidance, practices of the Trust and/or other standards and requirements identified by the Finance and Strategic Planning Committee.
  - (ii) Evaluating policies and controls of the Trust including operation, finance, budgeting, governance and compliance.
  - (iii) Monitoring the progress towards achievement of the financial strategy and financial targets, and operational performance associated activity levels.

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## Board and Board Committee Meetings

Directors make fruitful contribution by attending Board meetings and sharing views, advice and experience on matters material to the Trust's affairs, with the common goal of further enhancing the interests of the Trust and the Unitholders. Board meetings are held regularly at least four times a year at approximately quarterly intervals. Proposed dates of the regular Board and Board Committee meetings for each new calendar year are set out in a schedule and notified to all Board members before the beginning of the year concerned with a view to facilitating their attendance. Additional meetings are convened as and when circumstances warrant.

Board and Board Committee meetings were held either by means of video conference and/or telephone conference during the Year.



The attendance of individual Directors and committee members in 2024 is set out in the table below:

### Number of Meeting(s) attended/Eligible to attend in 2024

Name of Directors	Board Meeting	Audit Committee Meeting	Disclosures Committee Meeting	Nomination Committee Meeting	2024 AGM
<b>Non-executive Directors</b>					
LO Ka Shui ( <i>Chairman</i> )	4/4	2/2	2/2	1/1	✓
WONG Mei Ling, Marina	4/4	–	–	–	✓
<b>Attendance Rate</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Executive Directors</b>					
HAU Shun, Christina ( <i>Chief Executive Officer</i> )	4/4	–	2/2	–	✓
<b>Attendance Rate</b>	<b>100%</b>	<b>–</b>	<b>100%</b>	<b>–</b>	<b>100%</b>
<b>Independent Non-executive Directors</b>					
CHAN Ka Keung, Ceajer	4/4	2/2	–	–	✓
CHENG Wai Chee, Christopher	4/4	2/2	–	1/1	✓
IP Yuk Keung, Albert	4/4	2/2	–	–	✓
SHEK Lai Him, Abraham	4/4	2/2	2/2	1/1	✓
<b>Attendance Rate</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Overall Attendance Rate</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

### Company Secretary

G. E. Secretaries Limited is the Company Secretary of the REIT Manager. The primary contact person and the officer in charge of the Company Secretary is Ms Wong Mei Ling, Marina, who is also a Non-executive Director of the REIT Manager. The Company Secretary of the REIT Manager comprises a team of qualified company secretarial professionals who work with the Compliance Manager closely to provide a full range of company secretarial support and compliance services to the REIT Manager and its Directors. Members of the senior management of the REIT Manager maintain day-to-day contact with the Company Secretary to ensure the Company Secretary has knowledge of the affairs of the Trust. The Company Secretary reports to the Chairman of the Board and the Chief Executive Officer. All Directors have access to the advice and services of the Company Secretary to ensure that board procedures, and all applicable law, rules and regulations, are followed.

### Management of Business Risk

The Board of the REIT Manager meets quarterly or more often if necessary and reviews the financial performance of the REIT Manager and Champion REIT against a previously approved budget. The Board also reviews any risks to assets of Champion REIT, examine liability management and act upon any recommendations from the auditor of Champion REIT. In assessing business risk, the Board considers the economic environment and the property industry risk. The Board reviews management reports and feasibility studies on individual development projects prior to approving major transactions.

## Corporate Governance Report

The REIT Manager has appointed experienced and well-qualified management to handle the day-to-day operations of the REIT Manager and Champion REIT. The management team currently comprises the Chief Executive Officer, the Investment and Investor Relations Director, the Business Development Director, the Finance Director, the Senior Internal Audit Manager, the Senior Program Manager and the Compliance Manager. Apart from the day-to-day interactions, the management team, chaired by the Chief Executive Officer, meets regularly for operation updates and sharing among the team members. During the Year, 12 meetings of the management team were held.

Furthermore, the Trust has an information security risk insurance policy in place, and it undergoes external audits to uphold the highest information security standards.

### Whistleblowing Policy

The REIT Manager has put in place a Whistleblowing Policy to provide guidelines and channels on reporting possible improprieties in matters of financial reporting or other matters, and reassurance to the whistleblowers. The Whistleblowing Policy sets out the procedures to ensure well defined and accessible channels to report any misconduct, malpractice or irregularity for the independent investigation and appropriate follow up action. The aim of the Whistleblowing Policy is to encourage the reporting of such matters in good faith, with the confidence that the whistleblower be protected against unfair dismissal, victimisation or unwarranted disciplinary action regardless the genuineness and appropriateness of reports.

### Unitholder Communication Policy

The REIT Manager has put in place a Unitholder Communication Policy which is designated to promote effective engagement with the Unitholders of Champion REIT, both individual and institutional investors, and other stakeholders, giving them timely and equal access to balanced and understandable information about Champion REIT. The Board reviewed the implementation and effectiveness of the Unitholder Communication Policy in February 2025.

During the Year, Champion REIT's website was updated on a regular basis to maintain an effective ongoing communication with Unitholders and Unitholders could access the latest information of the Trust through Champion REIT's website. Information released by the Trust to the Stock Exchange was also posted on Champion REIT's website as soon as reasonably practicable thereafter. Unitholders were provided with the opportunities to communicate with the Directors directly at general meetings. Enquires from Unitholders were responded within a specific timeframe. Based on the above, the Board is of the view that the Unitholder Communication Policy is effective.

### Staff Dealing Policy

The REIT Manager has put in place a Staff Dealing Policy which is designated to prevent unethical business and legal conflict and to guard against the misuse of proprietary, confidential and insider information by all employees of the REIT Manager including the Directors (other than NEDs and INEDs). The rules under the Staff Dealing Policy are imposed to comply with relevant requirements as set out in the Code of Conduct for Persons Licensed by or Registered with the SFC or the Fund Manager Code of Conduct of the SFC (where applicable) and to comply with general law as well as other applicable rules or laws.

### Conflict of Interests and Business Competition with Great Eagle

As mentioned hereinbefore, the REIT Manager and the Property Manager provide the management and operating services to Champion REIT respectively. Longworth Management Limited ("Longworth") acts as Office DMC (deed of covenant) Sub-Manager of Langham Place Officer Tower. Keyesen Property Management Services Limited ("Keyesen") (formerly known as The Great Eagle Properties Management Company, Limited) acts as (1) Estate Manager of Langham Place Mall, (2) CAF Estate Manager and DMC Manager of Langham Place; and (3) DMC Sub-Manager of Three Garden Road. All of the above companies are wholly-owned subsidiaries of Great Eagle. Dr Lo Ka Shui is a substantial shareholder, Chairman and Managing Director of Great Eagle and a director of its affiliated companies. There may be potential conflict of interests between Great Eagle and Champion REIT in respect of the performance of estate management services in relation to Three Garden Road and Langham Place or other properties.

### ***Business Competition***

The Great Eagle Group (the “GE Group”) is one of Hong Kong’s leading property companies which owns and manages an extensive international hotel portfolio branded under “Langham”, “Cordis”, “Eaton” and their affiliate brands. Headquartered in Hong Kong, the GE Group develops, invests in and manages high quality residential, office, retail, furnished apartments, hotel properties and restaurants in Asia, North America, Australia, New Zealand and Europe. There may be circumstances where Champion REIT competes directly with Great Eagle and/or its subsidiaries or associates for acquisitions or disposals of properties as well as for tenants within the Hong Kong market as Great Eagle, its subsidiaries and associates are engaged in and/or may engage in, amongst other things, the development, investment in and management of, properties in the residential, office, retail, and hotel sectors in Hong Kong and overseas. There are no non-compete agreements between Great Eagle and Champion REIT.

### ***Conflict of Interests***

In respect of matters in which a Director has an interest, direct or indirect, in any contract or arrangement to which Champion REIT (whether through the REIT Manager or the Trustee) is a party, such interested Director shall disclose his/her interest to the Board and abstain from voting on the resolution concerned at a meeting of the Directors. In addition, all employees of the REIT Manager (including the Executive Director) are required to declare any conflict of interests in connection with their official duties pursuant to the Code of Conduct of the REIT Manager.

### ***Estate Management Services***

With respect to estate management services, Longworth and Keysen have collectively established a team comprising over 200 full-time staff, exclusively dedicated to carrying out property management services for Three Garden Road and Langham Place. These services are facilitated through separate office locations and IT systems. Given the extensive experience of Longworth and Keysen in the estate management of Three Garden Road and Langham Place, the REIT Manager believes that continuing the existing estate management arrangements is in the interests of Champion REIT and the REIT Manager does not anticipate any significant likelihood of conflict of interests arising between Great Eagle and Champion REIT.

### ***Leasing and Marketing***

Regarding leasing and marketing functions, the REIT Manager does not anticipate any significant likelihood of conflict of interests between Great Eagle and Champion REIT because the Property Manager provides exclusive property management services (including leasing and marketing functions) for Three Garden Road and Langham Place, while Great Eagle has its own independent leasing team to perform the property management functions for its own properties. The Property Manager operates from a separate office location distinct from the other Great Eagle entities that perform leasing and marketing functions for other properties held by Great Eagle. To ensure that there is segregation of information between the Property Manager and other Great Eagle entities, the Property Manager maintains its own database with unique access and security codes separate from those of Great Eagle.

## Corporate Governance Report

### Procedures to deal with Conflict of Interests

The REIT Manager has instituted various procedures to deal with potential conflict of interests issues, including but not limited to:

- In respect of matters in which a Director has an interest, direct or indirect, in any contract or arrangement to which Champion REIT (whether through the REIT Manager or the Trustee) is a party, such interested Director shall disclose his/her interest to the Board and abstain from voting on the resolution concerned at a meeting of the Directors.
- The REIT Manager is a dedicated manager to Champion REIT and will not manage any other real estate investment trust or be involved in any other real property business.
- The majority of the Board is not related to Great Eagle and the Independent Non-executive Directors act independently for the interests of Champion REIT.
- The management structure of the REIT Manager includes the Audit Committee, the Nomination Committee and the Disclosures Committee to promote a high level of corporate governance and address any potential conflict of interests with Great Eagle.
- The REIT Manager has adopted the Compliance Manual and Operations Manual which set out detailed compliance procedures in connection with its operations.
- The REIT Manager has employed a team of senior management and employees on a full-time basis who will not maintain any other roles apart from their roles within the REIT Manager.
- All connected party transactions are managed in accordance with the requirements set out in the REIT Code, Compliance Manual, Listing Rules and other relevant policies and guidelines issued for and adopted by Champion REIT.

### Reporting and Transparency

Champion REIT prepares its accounts in accordance with Hong Kong GAAP with a financial year end of 31 December and a financial half-year end of 30 June. Under the REIT Code that the annual report and accounts for Champion REIT are published and sent to Unitholders no later than four months following each financial year end, and the interim report no later than three months after the end of each financial half-year. However, in accordance with the Listing Rules, full-year financial results shall be released by the Trust not later than three months after the end of the financial year.

The REIT Manager will furnish Unitholders with notices of meetings of Unitholders, announcements related to Champion REIT, and circulars concerning transactions that require Unitholders' approval or material information in relation to Champion REIT (such as connected party transactions, transactions exceeding a stated percentage threshold, material change in Champion REIT's financial forecasts, issuance of new Units, or valuations of real estate held by Champion REIT). Under the Trust Deed, the REIT Manager is required to keep Unitholders informed of any material information pertaining to Champion REIT in a timely and transparent manner as required by the REIT Code.

Champion REIT appoints Deloitte Touche Tohmatsu as its external auditor. The responsibilities of the external auditor with respect to the financial reporting are set out in the Independent Auditor's Report. During the Year, the fees payable to the external auditor of Champion REIT amounted to HK\$2,338,000 (2023: HK\$2,338,000) for audit and audit related services, and HK\$685,000 (2023: HK\$700,000) for non-audit services.

## General Meetings

### **Attendance**

Champion REIT holds a general meeting as its annual general meeting each year, in addition to any other meetings held that year. The 2024 AGM was held on 20 May 2024 and all the Directors attended the meeting. The chairman of the Board and the chairman of the Audit Committee, Nomination Committee and Disclosures Committee also attended the 2024 AGM to answer questions from Unitholders. The external auditor is also available at the meeting to answer any questions about the audit, the auditor's report, accounting policies, auditor independence, and any other related questions raised by the Unitholders.

### **Notice**

The Trustee or the REIT Manager may convene a meeting of Unitholders at any time. The REIT Manager will also convene a meeting of Unitholders if requested in writing by not less than two Unitholders registered as holding together not less than 10% of the Units for the time being in issue and outstanding. Under the Listing Rules, the notice should be sent at least 21 days before AGM and at least 14 days before any other general meeting. The Trust Deed requires at least 20 clear business days' notice of the meeting shall be given to Unitholders for convening the AGM, and at least 10 business days' notice for any other meeting.

### **Quorum**

Two or more Unitholders present in person or by proxy, registered as holding together not less than 10% of the Units currently issued and outstanding, will form a quorum for the transaction of all business transactions, except for passing a special resolution. The quorum for passing a special resolution consists of two or more Unitholders present in person or by proxy, registered as holding together at least 25% of the Units currently issued and outstanding.

### **Voting**

On a poll, every Unitholder present in person or by proxy has one vote for every fully-paid up Unit of which he/she is the Unitholder.

At a meeting where Unitholders have a material interest in the business to be conducted, and that interest is different from the interests of other Unitholders, as determined by (i) the REIT Manager (if the Unitholder is not a connected person related to the REIT Manager); or (ii) the Trustee (if the Unitholder concerned is a connected person related to the REIT Manager), such Unitholders are prohibited from voting their own Units at or being counted in the quorum for such meeting. This includes, but not limited to an issue of new Units where a Unitholder may increase his/her holdings of Units by more than his/her pro rata share.

## Corporate Governance Report

### ***Poll Voting***

At any meeting, a resolution put to the meeting shall be decided by a poll, except when the Chairman, in good faith, decides to allow a resolution pertaining solely to a procedural or administrative matter to be voted on by a show of hands. The result of the poll shall be deemed to be the resolution of the meeting. During a poll, every Unitholder who is present in person or by proxy shall have one vote for every fully paid up Unit held. Votes cast by a Unitholder in contravention of the REIT Code or Listing Rules shall not be counted.

On a poll, votes may be cast either personally or by proxy. The instrument of proxy used shall be in accordance with the form illustrated in the Trust Deed or any other form approved by the Trustee. Any Unitholder being a corporation may, by resolution of its directors (or other governing body), authorise any person to act as its representative at any meeting of Unitholders. A person so authorised in this way shall have the same rights and powers as an individual Unitholder.

### **Proceedings of General Meetings**

- At each general meeting, each substantially separate issue will be considered by a separate resolution.
- Copies of the corporate communications including circulars, explanatory statements and related documents will be despatched to Unitholders no less than 20 clear business days or 21 days for AGM and no less than 10 clear business days or 14 days for any other general meeting, whichever the longer. Detailed information on each resolution to be proposed will also be provided.
- The external auditor will attend AGM to answer questions about the conduct of the audit, the preparation and content of the auditor's report, the accounting policies and auditor independence and any other related questions as may be raised by the Unitholders.
- All votes of Unitholders at general meeting will be taken by poll. The procedures for conducting a poll will be explained at the meeting.
- Independent scrutineer will be engaged to ensure all votes at general meeting are properly counted.
- Poll vote results will be posted on the websites of Champion REIT and the Stock Exchange on the same day after the general meeting.

### **Communication with Unitholders**

We recognise the importance of maintaining an ongoing dialogue with our Unitholders. The Unitholder Communication Policy has been adopted to promote effective engagement with Unitholders, institutional investors and other stakeholders. Maintaining timely, mutual and effective communication with Unitholders and the investment community about corporate strategy, business development, and prospects is an important priority for Champion REIT. The chairman of the Board will attend the AGM and the representative of the Audit, Disclosures and Nomination Committees and the external auditor would be available to answer questions. A timeline of significant events, setting out the important dates for Champion REIT and the Unitholders, is provided in this Annual Report on page 2 as a quick reference. The REIT Manager regularly meets with existing and potential investors, financial analysts, and media at one-on-one meetings, group meetings, local and overseas conference, and roadshows. Analyst briefings and investor meetings were held during the Year.



One of the primary channels of communication with the Unitholders is the AGM. Champion REIT ensures that Unitholders' views are communicated to the Board. The total voting rights of Unitholders present at the AGM, either personally or by proxy, over the past five years are as follows:

Year of AGM	2020	2021	2022	2023	2024
Total voting rights at the AGM					
Number of Units represented	4,479,024,133	4,442,454,230	4,419,366,160	4,396,028,971	4,494,399,481
% of Units represented	76.06%	75.02%	74.21%	73.38%	74.29%
Number of issued Units as at the date of the AGM	5,888,833,523	5,921,451,723	5,955,056,541	5,990,682,244	6,049,474,368

To ensure efficient communication, all corporate communications of Champion REIT, including but not limited to annual reports, interim reports, notices of meetings, announcements, circulars and other relevant information, are available on the website of Champion REIT at [www.ChampionReit.com](http://www.ChampionReit.com). Investors and Unitholders may visit the website for details of the recent press releases and results announcement presentations.

To reduce paper consumption for environmental reasons and to save printing and mailing costs for the benefit of Unitholders, Champion REIT offers Unitholders the choice of receiving corporate communications (including documents issued or to be issued by or on behalf of Champion REIT for the information or action of Unitholders as defined in Rule 1.01 of the Listing Rules) by electronic means through Champion REIT's website or in printed form.

In accordance with the Operations Manual, it is an on-going responsibility of the Chief Investment Officer and Investment and Investor Relations Director to receive and handle investor comments/feedback. All comments/feedback and complaints about Champion REIT from an investor's perspective must be recorded in a register. Sufficient details of the person who made the comments/feedback and the measures to deal with the request must be recorded. When recording the comments/feedback, the next critical date in the comments/feedback handling procedure must be noted and adhered to, until the relevant matter has been resolved. The Directors will be kept informed at the Board meetings of the complaints being made (if any), the procedures being used to handle the complaints, and any remedial action taken or proposed to be taken. Any trends will be identified.

Investors and Unitholders may at any time direct their enquiries about the Trust to the Board by writing to the REIT Manager's office in Hong Kong at Suite 3008, 30/F, Great Eagle Centre, 23 Harbour Road, Wanchai, Hong Kong or by email to [info@eam.com.hk](mailto:info@eam.com.hk).

## Distribution

Pursuant to the Trust Deed, the total amounts distributed or distributable to Unitholders shall be no less than 90% of annual distributable income (i.e. the consolidated audited net profit after tax of the Trust subject to certain adjustments in accordance with the Trust Deed) for each financial year.

## Corporate Governance Report

### Matters to be decided by Unitholders by Special Resolution

Pursuant to the Trust Deed, decisions with respect to certain matters require specific prior approval of Unitholders by way of special resolution. Such matters include, among other things:

- (a) change in the REIT Manager's investment policies/strategies for Champion REIT;
- (b) disposal of any real estate investment of Champion REIT or shares in any special purpose vehicles holding such real estate investment within two years of acquisition;
- (c) any increase in the rate of the REIT Manager's fees above the permitted limit or change in the structure of the REIT Manager's fees;
- (d) any increase in the rate of the acquisition fees above the permitted limit or change in the structure of the acquisition fees;
- (e) any increase in the rate of the divestment fees above the permitted limit or change in the structure of the divestment fees;
- (f) any increase in the rate of the Trustee's fees above the permitted limit or change in the structure of the Trustee's fees;
- (g) certain modifications of the Trust Deed;
- (h) termination of Champion REIT;
- (i) merger of Champion REIT;
- (j) removal of Champion REIT's auditor and subsequent appointment of new auditor; and
- (k) removal of the Trustee.

As stated above, the quorum for passing a special resolution is two or more Unitholders present in person or by proxy registered as holding not less than 25% of the Units in issue and outstanding. A special resolution may only be passed by 75% or more of the votes of those present and entitled to vote in person or by proxy at duly convened meeting and the votes shall be taken by way of poll.

### Inside Information

The REIT Manager has put in place Control Policy on Preservation and Misuse of Inside Information which sets out procedures and internal controls for the REIT Manager on handling and dissemination of inside information. When information is determined by management to be inside information, Chief Executive Officer will evaluate the situation and make recommendation to the Chairman on whether or not the issue shall be escalated to the Board to determine the appropriate actions to be taken including public disclosure.

### Issue of Further Units

To minimise the possible material dilution of holdings of Unitholders, any further issue of Units will need to comply with the pre-emption provisions contained in the Trust Deed and the REIT Code. Such provisions require that further issues of Units be first offered on a pro rata pre-emptive basis to existing Unitholders except that Units may be issued: (i) free of such pre-emption rights in certain circumstances up to an aggregate maximum in any financial year of 20% of the number of Units in issue at the end of the previous financial year; and (ii) free of pre-emption rights in other circumstances provided that the approval of Unitholders by way of an ordinary resolution is obtained. Subject thereto, Units may be issued as consideration for the acquisition of additional real estate.

The REIT Manager and Champion REIT may issue Units or convertible instruments to a connected person, without the requirement of obtaining Unitholders approval under certain circumstances, including where: (i) the connected person receives a pro rata entitlement in its capacity as a Unitholder; or (ii) Units are issued to the connected person to satisfy part or all of the REIT Manager's remuneration; or (iii) Units are issued to the connected person pursuant to a reinvestment of distribution in accordance with the Trust Deed, subject to certain conditions.

Where the issue of Units would give rise to a conflict of interests on the part of the REIT Manager or its Connected Persons, the REIT Manager and its Connected Persons shall abstain from voting in relation to any issuance of Units.

As at 31 December 2024, the total number of issued Units of Champion REIT was 6,080,814,685. As compared with the position of 31 December 2023, a total of 67,080,154 new Units were issued during the Year.

Date	Particulars	No. of Units
<b>1 January 2024</b>	Number of issued Units	6,013,734,531
<b>7 March 2024</b>	Issue of new Units to the REIT Manager at the price of HK\$1.616 per Unit (being the market price as ascribed in the Trust Deed) as payment of 50% of the manager's fee in respect of the real estate held by Champion REIT of approximately HK\$57,755,000 payable by Champion REIT for the six months ended 31 December 2023	35,739,837
<b>3 September 2024</b>	Issue of new Units to the REIT Manager at the price of HK\$1.85 per Unit (being the market price as ascribed in the Trust Deed) as payment of 50% of the manager's fee in respect of the real estate held by Champion REIT of approximately HK\$57,979,000 payable by Champion REIT for the six months ended 30 June 2024	31,340,317
<b>31 December 2024</b>	Number of issued Units	6,080,814,685

### Risk Management and Internal Control Systems

The Board is entrusted with the overall responsibility on an ongoing basis for ensuring that adequate and effective risk management and internal control systems are established and maintained for the REIT Manager and Champion REIT. The systems are designed to provide reasonable but not absolute assurance against material misstatement or loss, and to manage rather than eliminate risk of failure to meet the business objectives. The following have been established and executed to ensure there are adequate and effective risk management and internal control systems for the REIT Manager and Champion REIT:

- (a) A good control environment including well defined organisational structure, limit of authority, reporting lines and responsibilities;
- (b) Risk Management Self-Assessment and Internal Control Self-Assessment conducted at least annually by the REIT Manager;
- (c) Appropriate risk mitigating activities including clear and written policies and procedures that can manage risks to an acceptable level for the achievement of the business objectives of Champion REIT;
- (d) Effective information platforms to facilitate internal and external information flow;
- (e) Structured internal audit function (the "Internal Audit") to perform independent appraisal of major operations on an ongoing basis; and
- (f) Information Security Awareness Training annually organised by the Internal Audit.

## Corporate Governance Report

Through the Audit Committee and the Internal Audit, the Board has conducted an annual review on the effectiveness of the risk management and internal control systems for the Year.

A risk management framework is implemented that provides a structured basis where all key risks (including but not limited to governance and strategy, regulatory compliance, people and talent, technology and operations, cybersecurity, financial, economic, legal and ESG) are identified, analysed, evaluated, treated, monitored and reported in a consistent manner at all levels across Champion REIT to support development and achievement of overall strategy and business objectives. Risk Register summarising the nature and extent of significant risks faced by the REIT Manager and Champion REIT, and relevant risk mitigating activities is maintained for reporting annually to the Audit Committee.

With adoption of a risk-based approach, Internal Audit takes the lead to evaluate the risk management and internal control systems of the REIT Manager and Champion REIT by reviewing all its major operations on a cyclical basis. The audit reviews cover all material controls including financial, operational and compliance controls. The 2-year audit plan of the Internal Audit is approved by the Audit Committee. The Internal Audit reports directly to the Audit Committee. Results of the audit reviews in the form of internal audit reports are submitted to the members of the Audit Committee for discussion at the Audit Committee meetings. The internal audit reports are also followed up by the Internal Audit to ensure that findings previously identified have been properly resolved.

Based on the results of the internal audit reviews for the Year and the assessment of the Audit Committee thereon, no significant irregularity or deficiency in risk management and internal control systems has drawn the attention of the Audit Committee.

The Board therefore is satisfied that the REIT Manager and Champion REIT have maintained adequate and effective risk management and internal control systems for the Year.

### *Summary of the Significant Risks*

No.	Risk Description	Major Mitigation Measures
(i)	<p><b>Economic Uncertainties</b> Geopolitical tensions and an uncertain global economic outlook would negatively affect revenue and operations.</p>	<ul style="list-style-type: none"> <li>➤ Regularly assess changes in the economic environment that may negatively affect our business and prepare countermeasures.</li> <li>➤ Closely monitor the market situation and stay abreast of the latest business developments of major competitors, adopting appropriate and flexible strategies promptly.</li> </ul>
(ii)	<p><b>Competitive Pressure from New Market Players</b> The opening of new shopping malls in both Hong Kong and China increases competition for our retail operations concerning tenants and shoppers.</p>	<ul style="list-style-type: none"> <li>➤ Enhance landlord provisions, provide more supports, and be more flexible in structuring leasing terms to attract and retain quality tenants.</li> <li>➤ Renovate and upgrade facilities to maintain the image of our leasing properties.</li> <li>➤ Organise promotional activities with strong marketing and advertising support to promote both online and offline offers and build store awareness.</li> </ul>

No.	Risk Description	Major Mitigation Measures
(iii)	<p><b>Change In Shopping Behaviour of Tourists and Locals</b> An increase in outbound travel and a shift in shopping habits from shopping to sightseeing may have an adverse impact on both traffic and sales.</p>	<ul style="list-style-type: none"> <li>➤ Closely monitor changing shopping behaviour and tenants' performance, making necessary adjustments to the leasing strategy.</li> <li>➤ Organise tactical promotional campaigns and events to increase visibility within the targeted demographic and enhance market positioning.</li> <li>➤ Use data analytics to create customised sales promotions and improve customer retention.</li> <li>➤ Enhance social media content to attract tourists and young local customers.</li> </ul>
(iv)	<p><b>Potential Default Risk of Tenants</b> Defaults on rental payments increase the risk of financial loss and vacancy pressure.</p>	<ul style="list-style-type: none"> <li>➤ Closely monitor tenants' corporate structural changes that may affect their creditability, financial ability, and market position.</li> <li>➤ Conduct creditability checks for all prospective tenants and current tenants upon renewal.</li> <li>➤ Closely monitor the timeliness of rental payments and implement prompt procedures to mitigate loss.</li> <li>➤ Be flexible in leasing strategies and offer lease restructuring if necessary.</li> </ul>
(v)	<p><b>Financial Risk</b> High interest rates and a potential downgrade in credit rating may lead to higher interest costs and a negative impact on distribution per unit.</p>	<ul style="list-style-type: none"> <li>➤ Perform sensitivity analysis to project the credit matrix.</li> <li>➤ Maintain an appropriate level of fixed-rate debt and hedging for borrowings.</li> <li>➤ Obtain standby revolving credit facilities to meet refinancing needs.</li> <li>➤ Regularly communicate with lenders to explore the establishment of new loan facilities.</li> </ul>
(vi)	<p><b>Shortage of Manpower</b> Challenges in staff retention and recruitment could significantly impact the quality of building management services.</p>	<ul style="list-style-type: none"> <li>➤ Ensure competitive staff remuneration and benefit packages to attract and retain the right talent.</li> <li>➤ Foster a cohesive workforce by providing work-life balance, rewarding packages, and training aligned with operational needs.</li> </ul>

## Corporate Governance Report

### Interest of, and Dealings in Units by, Directors, the REIT Manager or the Significant Unitholders

To monitor and supervise any dealings of Units, the REIT Manager has adopted a code (the “Code on Securities Dealings”) governing dealings in the securities of Champion REIT by the Directors and Relevant Personnel (as defined in the Code on Securities Dealings) of the REIT Manager on terms no less exacting than the required standard set out in the Model Code for Securities Transactions by Directors of Listed Issuers (the “Model Code”) in Appendix C2 contained in the Listing Rules. Pursuant to the Code on Securities Dealings, any Directors and Relevant Personnel wishing to deal in the Units must first have regard to the provisions analogous to those set out in Parts XIII and XIV of the SFO with respect to insider dealing and market misconduct. In addition, a Director or Relevant Personnel must not make any unauthorised disclosure of confidential information obtained in the course of his/her or its service such as a Director, office-holder or employee of the REIT Manager, or its position as the REIT Manager of Champion REIT to any other person or make any use of such information for the advantage of himself/herself or others. The Code on Securities Dealings also extends to senior executives and officers of the REIT Manager. Specific enquiry has been made with the REIT Manager’s Directors, senior executives and officers and they confirmed that they complied with the required standard set out in the Code on Securities Dealings throughout the Year.

Directors or Relevant Personnel who are in possession of, aware of or privy to any negotiations or agreements related to intended acquisitions or disposals which are significant transactions or any unpublished inside information must refrain from dealing in the Units as soon as they possess, become aware of or privy to such information until proper disclosure of the information in accordance with the REIT Code and any applicable provisions of the Listing Rules. Directors or Relevant Personnel who are privy to relevant negotiations or agreements or any inside information should caution those Directors or Relevant Personnel who are not so privy that there may be unpublished inside information and that they must not deal in Champion REIT’s securities until proper disclosure of information has been made. The above restrictions on dealings will be regarded as equally applicable to any dealings by the close associates of Directors.

The REIT Manager has also adopted procedures for the monitoring of disclosure of interests by the Directors, the Chief Executive of the REIT Manager, to whom the provisions of Part XV of the SFO shall apply.

Under the Trust Deed and by virtue of Part XV of the SFO, Unitholders will have a notifiable interest if their holdings of Units reach or exceed the notifiable percentage level (as defined in the SFO for the purposes of Part XV of the SFO), i.e. 5% of the Units then in issue, and will be required to notify the Stock Exchange and the REIT Manager of their holdings in Champion REIT. The REIT Manager keeps a register for these purposes and records in the register, against a person’s name, the particulars provided pursuant to the notification and the date of entry of such record. The said register shall be available for inspection by the Trustee and any Unitholder at any time during business hours upon reasonable notice to the REIT Manager.

Having made specific enquiries, all members of the Board and relevant personnel of the REIT Manager confirmed that they had fully complied with the Code on Securities Dealings during the Year.

### Buy-Back, Sale or Redemption of Champion REIT’s Securities

A general mandate for buy-back of Units in the open market was given by Unitholders at the 2024 AGM held on 20 May 2024. During the Year, neither the REIT Manager nor any of Champion REIT’s special purpose vehicles had bought back, sold or redeemed any Units pursuant to this mandate.



## Real Estate Sale and Purchase

Champion REIT did not enter into any (i) real estate sales and purchases; and (ii) investments in Property Development and Related Activities (as defined in the REIT Code) during the Year.

## Relevant Investments and Investments in Property Development and Related Activities

As at 31 December 2024, the portfolio of Relevant Investments represented approximately 0.09% of the gross asset value ("GAV") of Champion REIT. The combined value of (i) all Relevant Investments; (ii) all Non-qualified Minority-owned Properties; (iii) other ancillary investments; and (iv) all of the Property Development Costs (as defined in 7.2C of the REIT Code) represented approximately 0.55% of the GAV of Champion REIT as at 31 December 2024, and therefore is within the Maximum Cap, being 25% of the GAV of Champion REIT.

The full investment portfolio of the Relevant Investments<sup>1</sup> of Champion REIT as at 28 February 2025<sup>4</sup> is set out below:

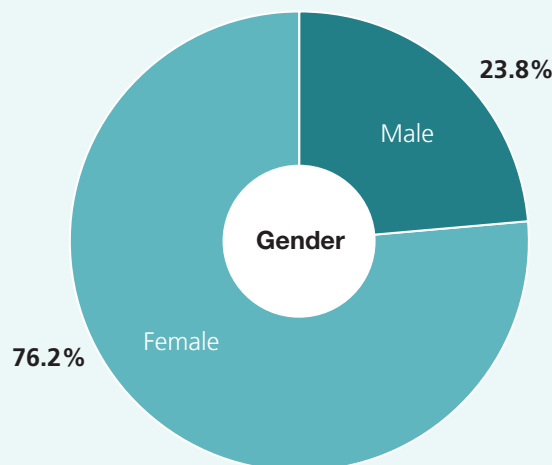
As at 28 February 2025	Type	Primary Listing	Country of Issuer	Currency	Total Cost <sup>2</sup> (HK\$'000)	Mark-to-market Value <sup>2</sup> (HK\$'000)	Weighting of GAV <sup>3</sup>	Credit Rating (S&P's/ Moody's/ Fitch's)
<b>Bonds Investment</b>								
CIFIHG 5.95 10/20/25	Bond	Hong Kong Exchange	Cayman Islands	USD	46,493	5,557	0.0091%	-/-/-
HKE 2 7/8 05/03/26	Bond	Hong Kong Exchange	British Virgin Islands	USD	7,758	7,634	0.0125%	A-/-/-
CKHH 1 1/2 04/15/26	Bond	Singapore Exchange	Cayman Islands	USD	14,530	15,063	0.0247%	A / A2 / A-
SWIPRO 3 5/8 01/13/26	Bond	Hong Kong Exchange	Hong Kong	USD	23,526	23,113	0.0379%	- / A2 / A
MOLAND 9 12/28/24	Bond	Singapore Exchange	Cayman Islands	USD	1,247	13	0.0000%	-/-/-
MOLAND 11 12/30/27	Bond	Singapore Exchange	Cayman Islands	USD	2,495	28	0.0000%	-/-/-
CAPG 5.5 09/30/31	Bond	Singapore Exchange	Cayman Islands	USD	8,113	123	0.0002%	-/-/-
CAPG 0 09/30/28	Bond	Singapore Exchange	Cayman Islands	USD	2,320	24	0.0000%	-/-/-
CAPG 0 PERP	Bond	Singapore Exchange	Cayman Islands	USD	25,963	191	0.0003%	-/-/-
ADHERH 7.5 09/30/29	Bond	Singapore Exchange	British Virgin Islands	USD	10,547	860	0.0014%	-/-/-
ADHERH 9 09/30/30	Bond	Singapore Exchange	British Virgin Islands	USD	8,113	250	0.0004%	-/-/-
ADHERH 9.8 09/30/31	Bond	Singapore Exchange	British Virgin Islands	USD	10,547	276	0.0005%	-/-/-
Sub-total:					161,655 <sup>5</sup>	53,133	0.0870%	
<b>Equities Investment</b>								
China Aoyuan Group Limited (Stock Code: 3883.HK)	Stock	Hong Kong Exchange	Cayman Islands	HKD	3,087	119	0.0002%	N/A
Sub-total:					3,087	119	0.0002%	
<b>Total:</b>					<b>164,742</b>	<b>53,252</b>	<b>0.0872%</b>	

- Notes:
- As defined in 7.2B of the REIT Code, Relevant Investments are the financial instruments permissible from time-to-time to invest in, including (without limitation): (i) securities listed on the Stock Exchange or other internationally recognised stock exchanges; (ii) unlisted debt securities; (iii) government and other public securities; and (iv) local or overseas property funds.
  - All figures presented above have been rounded to the nearest thousand.
  - The weighting of GAV is by reference to the latest published accounts as adjusted for any distribution declared and any published valuation.
  - The full investment portfolio of the Relevant Investments is updated monthly within five business days of the end of each calendar month on the website of Champion REIT.
  - The accumulated bond interest income received from the corresponding bonds investment with a total cost of HK\$161,655,000 as at 28 February 2025 was approximately HK\$11,725,000.

# Corporate Governance Report

## Employees

Champion REIT is managed by the REIT Manager and does not directly employ any staff itself. The following chart shows the breakdown of the employees of the REIT Manager who were engaged in the operation and management of the REIT Manager and Champion REIT as at 31 December 2024:



## Compliance

Throughout the Year, Champion REIT and the REIT Manager had complied with REIT Code, the Trust Deed of Champion REIT, the relevant provisions and requirement of the SFO, applicable provisions of the Listing Rules.

The REIT Manager and Champion REIT had also complied with the provisions of the Compliance Manual and all code provisions, where applicable, as set out in the Corporate Governance Code contained in Appendix C1 to the Listing Rules throughout the Year.

## Public Float

As far as the REIT Manager is aware, as at the date of this report, the Trust has maintained a sufficient public float with more than 25% of the issued and outstanding Units being held by the public.

## Review of Annual Report

The annual report of Champion REIT for the Year has been reviewed by the Audit Committee and Disclosures Committee and approved by the Board of the REIT Manager.

The Directors of the REIT Manager acknowledge their responsibility for the preparation of the accounts of Champion REIT for the Year. The consolidated financial statements of Champion REIT and its controlled entities for the Year have been audited by the Independent Auditor, Messrs Deloitte Touche Tohmatsu. The statement about their responsibilities on the financial statements of Champion REIT for the Year is set out in the Independent Auditor's Report on pages 120 to 124 of this Annual Report.

## High Standards of Corporate Governance

The Board regularly evaluates and looks for improvements in the governance approach to respond to changes, and to ensure that it is relevant and aligned with best practices. Good corporate governance practice is key to the long-term success of the Trust in an ever-evolving business landscape. The Board believes the effective integration of corporate governance, environmental and social responsibilities could potentially release even greater value. For details of the environmental and social performance, please refer to the Sustainability Report.

## Connected Party Transactions Report

### Annual Caps of 2023–2025 Continuing Connected Party Transactions (“CCT Annual Caps”)

On 24 November 2022, an extraordinary general meeting (the “EGM”) of Champion REIT was held to seek the approval from independent unitholders of the Trust on the CCT Annual Caps and the entering into of the Framework Agreements (as defined in the notice of the EGM). The renewal of CCT Annual Caps complies with the requirements of the REIT Code and Chapter 14A of the Listing Rules. The ordinary resolutions received an overwhelming 99.96% of the votes in favour. Details of the above were set out in the circular to the Unitholders dated 8 November 2022.

Set out below is the information in respect of connected party transactions involving the Trust and its connected persons as defined in paragraph 8.1 of the REIT Code:

### Connected Party Transactions with the Great Eagle Connected Persons

Great Eagle Holdings Limited (“Great Eagle”) is a connected person of the Trust by virtue of being the holding company of the REIT Manager and a substantial holder (as defined under the REIT Code) of the Trust through the direct unitholding of its controlled corporations. Further details regarding these relationships are disclosed in the “Disclosure of Interests” section of this Annual Report. The connected persons of Great Eagle, include directors, senior executives, officers of Great Eagle and controlling entities, holding companies, subsidiaries or associated companies of Great Eagle, are defined as the “Great Eagle Connected Persons”.

The following tables set forth information on connected party transactions between The Trust and the Great Eagle Connected Persons for the Year.

#### Connected Party Transactions — Revenue Transactions (Rental Income)

Name of Connected Party	Relationship with the Trust	Nature of Connected Transaction	Income for the Year HK\$
Artisan International Limited	Associate of Great Eagle	Leasing transaction <sup>1</sup>	826,000
Eagle Asset Management (CP) Limited	Subsidiary of Great Eagle	Leasing transaction <sup>2</sup>	679,000
Eagle Property Management (CP) Limited	Subsidiary of Great Eagle	Leasing transaction <sup>3</sup>	8,581,000
Keysen Property Management Services Limited	Subsidiary of Great Eagle	Leasing transaction <sup>4</sup>	7,078,000
Magic Energy Limited	Subsidiary of Great Eagle	Leasing transaction <sup>5</sup>	8,560,000
Tonkichi (HK) Limited	Associate of Great Eagle	Leasing transaction <sup>6</sup>	2,837,000
<b>Total</b>			<b>28,561,000</b>

## Connected Party Transactions — Revenue Transactions (Building Management Fee Income)

Name of Connected Party	Relationship with the Trust	Nature of Connected Transaction	Income for the Year HK\$
Artisan International Limited	Associate of Great Eagle	Building management fee income <sup>1</sup>	170,000
Eagle Asset Management (CP) Limited	Subsidiary of Great Eagle	Building management fee income <sup>2</sup>	88,000
Eagle Property Management (CP) Limited	Subsidiary of Great Eagle	Building management fee income <sup>3</sup>	1,265,000
Keyesen Property Management Services Limited	Subsidiary of Great Eagle	Building management fee income <sup>4</sup>	991,000
Magic Energy Limited	Subsidiary of Great Eagle	Building management fee income <sup>5</sup>	1,411,000
Tonkichi (HK) Limited	Associate of Great Eagle	Building management fee income <sup>6</sup>	494,000
<b>Total</b>			<b>4,419,000</b>

## Connected Party Transactions — Expense Transactions

Name of Connected Party	Relationship with the Trust	Nature of Connected Transaction	Expenses for the Year HK\$
Best Come Limited	Subsidiary of Great Eagle	Estate management fee expenses <sup>7</sup>	13,266,000
Cordis, Hong Kong	Subsidiary of Great Eagle	Sundry expenses	219,000
Cordis, Hong Kong	Subsidiary of Great Eagle	Promotion expenses	4,000
Eagle Property Management (CP) Limited	Subsidiary of Great Eagle	Lease management service fee	64,933,000
Eagle Property Management (CP) Limited	Subsidiary of Great Eagle	Marketing service fee	17,035,000
Keyesen Engineering Company, Limited	Subsidiary of Great Eagle	Repairs and maintenance services	2,634,000
Keyesen Engineering Company, Limited	Subsidiary of Great Eagle	Promotion expenses	59,000
Keyesen Engineering Company, Limited	Subsidiary of Great Eagle	Improvement works	3,563,000
Keyesen Property Management Services Limited	Subsidiary of Great Eagle	Estate management fee expenses <sup>8</sup>	137,943,000
Keyesen Property Management Services Limited	Subsidiary of Great Eagle	Building management fee expenses <sup>9</sup>	171,846,000
Keyesen Property Management Services Limited	Subsidiary of Great Eagle	Reimbursement of carpark expenses <sup>10</sup>	15,178,000
Keyesen Property Management Services Limited	Subsidiary of Great Eagle	Sundry expenses	4,000
Keyesen Property Management Services Limited	Subsidiary of Great Eagle	Reimbursement of delegation of management functions of common areas/facilities	1,000
Longworth Management Limited	Subsidiary of Great Eagle	Building management fee expenses <sup>11</sup>	57,104,000
Selex Engineering Services Limited	Subsidiary of Great Eagle	Repairs and maintenance services	4,087,000
Selex Engineering Services Limited	Subsidiary of Great Eagle	Improvement works	1,242,000
Toptech Co., Limited	Subsidiary of Great Eagle	Improvement works	325,000
<b>Total</b>			<b>489,443,000</b>

## Connected Party Transactions Report

### Notes:

1. A security deposit, by way of cash of approximately HK\$558,000 provided by Artisan International Limited, was held by the Trust as at the Year-end date.
2. A security deposit, by way of cash of approximately HK\$120,000 provided by Eagle Asset Management (CP) Limited, was held by the Trust as at the Year-end date.
3. Security deposits, by way of bank guarantee and cash in an aggregate amount of approximately HK\$2,432,000 provided by Eagle Property Management (CP) Limited, were held by the Trust as at the Year-end date.
4. A security deposit, by way of cash of approximately HK\$1,741,000 provided by Keysen Property Management Services Limited, was held by the Trust as at the Year-end date.
5. A security deposit, by way of corporate guarantee and cash to the amount of HK\$1,282,000 and HK\$1,342,000 respectively, provided by Magic Energy Limited, were held by the Trust as at the Year-end date.
6. A security deposit, by way of cash of approximately HK\$1,810,000 provided by Tonkichi (HK) Limited, was held by the Trust as at the Year-end date.
7. Best Come Limited has been appointed as manager to provide management services for certain areas and facilities of developments in which the Trust's properties are located. The amount represents the total of management fee of HK\$558,000 and reimbursement of out-of-pocket expenses amounting to HK\$12,708,000.
8. Out of this HK\$137,943,000 approximately HK\$134,287,000 represents the amount of reimbursement for estate management expenses paid out under the Langham Place Mall Estate Management Agreement. The remaining amount of approximately HK\$3,656,000 represents the amount of reimbursement for estate management expenses paid out under the CAF Management Agreement (in relation to the common areas/facilities and reserved areas of Langham Place). Pursuant to the Langham Place Mall Estate Management Agreement, the Mall Estate Manager is entitled to retain at all times an amount equal to one-sixth of the annual expenditure under the approved budget for the respective financial year so as to enable the Mall Estate Manager to make payments under estate management expenses.
9. A management fee deposit and sinking fund of approximately HK\$820,000 and HK\$16,384,000 provided by the Trust were kept by Keysen Property Management Services Limited in its capacity as DMC Manager of Langham Place and DMC Sub-manager of Three Garden Road as at the Year-end date respectively.
10. It represents the amount of reimbursement paid to Keysen Property Management Services Limited as delegate for operating the carparks of Langham Place and Three Garden Road.
11. A management fee deposit and sinking fund of approximately HK\$15,311,000 was kept by Longworth Management Limited in its capacity as Office Sub-DMC Manager of Langham Place Office Tower as at the Year-end date.
12. The Langham Place Mall Estate Management Agreement has been renewed for the period from 1 January 2023 to 31 December 2025.
13. The Property Management Agreement has been renewed for the period from 1 January 2023 to 31 December 2025.



14. The annual value of the Connected Party Transactions were within the respective annual limits set out in the following table as approved by the unitholders at the EGM:

	Annual Limit for the Year HK\$
I. Revenue	
Rental income	58,100,000
Building management fee	9,500,000
Total	67,600,000
II. Expenditure	
Estate and building management transactions	623,200,000
Property management transactions	158,400,000
Total	781,600,000

## Other Connected Party Transactions with the Great Eagle Connected Persons

Eagle Asset Management (CP) Limited, a wholly-owned subsidiary of Great Eagle, is appointed as the REIT Manager of the Trust. During the Year, the REIT Manager's fee of approximately HK\$221,279,000 being 12% of the net property income of the Trust (including the share of net property income arising from the property held by a joint venture) for such services rendered during the Year, is to be settled by the issuance of new Units pursuant to the Trust Deed and in the form of cash.

In accordance with the announcement of The Trust dated 30 November 2012, the REIT Manager notified Trustee, in writing to receive 50% of the REIT Manager's fee arising from the real estate owned by the Trust in the form of Units and the remaining 50% in cash. As the REIT Manager has not elected the payment method of Manager's fee for the financial year 2024, the most recent valid election by the REIT Manager on 30 November 2012 shall be applied to the financial year 2024 according to Clause 11.1.2 of the Trust Deed. For the Year, the REIT Manager's fee, payable in the form of Units, is in the amount of approximately HK\$110,639,000 and the REIT Manager's fee, payable in the form of cash, is in the amount of approximately HK\$110,640,000.

## Connected Party Transactions with the Trustee and/or the Trustee Connected Persons

The connected persons of the Trustee, including directors, senior executives, officers of the Trustee and controlling entities, holding companies, subsidiaries or associated companies of the Trustee, are defined as the "Trustee Connected Persons".

HSBC Group refers to The Hongkong and Shanghai Banking Corporation Limited ("HSBC") and its subsidiaries and, unless otherwise expressly stated herein, excludes the Trustee and its proprietary subsidiaries (being the subsidiaries of the Trustee but excluding those subsidiaries formed in its capacity as the Trustee of the Trust).

The following tables set forth information on the connected party transactions between the Trust and the Trustee and/or the Trustee Connected Persons during the Year.

# Connected Party Transactions Report

## Connected Party Transactions — Ordinary Banking and Financial Services

Name of Connected Party	Relationship with the Trust	Nature of Connected Transaction	Income/ Expenses for the Year HK\$
HSBC Group	Trustee Connected Persons	Interest income from ordinary banking services	17,844,000
HSBC Group	Trustee Connected Persons	Loan interest/expense	79,850,000
HSBC Group	Trustee Connected Persons	Commitment fee and agency fee	5,774,000
HSBC Group	Trustee Connected Persons	Bank charges	320,000

Hang Seng Bank Limited, a subsidiary of HSBC Group, is the mandated lead arranger under the Facility Agreement dated 26 June 2020 in respect of HK\$1,000 million term and revolving loan facilities (subsequently increased to HK\$1,300 million term and revolving loan facilities), and acts as the facility agent. As at 31 December 2024, a total of HK\$429 million was drawn and remained outstanding.

Hang Seng Bank Limited is one of the mandated lead arrangers under the Facility Agreement dated 8 June 2021 in respect of HK\$3,000 million term and revolving loan facilities, and acts as the facility agent. As at 31 December 2024, a total of HK\$1,000 million was drawn and remained outstanding.

## Connected Party Transactions — Others

During the Year, the Trustee fee of approximately HK\$8,039,000 had been incurred for services rendered by HSBC Institutional Trust Services (Asia) Limited in its capacity as the Trustee of the Trust.

## Confirmation by the Independent Non-executive Directors of the REIT Manager

The Independent Non-executive Directors of the REIT Manager confirm that they have reviewed all relevant connected party transactions (including those connected party transactions with the Great Eagle Connected Persons, the Trustee Connected Persons and the HSBC Group) during the Year as disclosed above and they are satisfied that these transactions have been entered into:

- (i) in the ordinary and usual course of business of the Trust;
- (ii) on normal commercial terms (to the extent that there are comparable transactions) or, where there are insufficient comparable transactions to judge whether they are on normal commercial terms, on terms no less favourable to the Trust than terms available to or from (as appropriate) independent third parties; and
- (iii) in accordance with the relevant agreements and the REIT Manager's internal procedures governing them (if any) on terms that are fair and reasonable and in the interests of the Unitholders as a whole.

## Report from Auditor

Messrs. Deloitte Touche Tohmatsu, auditor of the Trust was engaged to report on the Group's continuing connected transactions in accordance with Hong Kong Standard on Assurance Engagements 3000 (Revised) "Assurance Engagements Other Than Audits or Reviews of Historical Financial Information" and with reference to Practice Note 740 "Auditor's Letter on Continuing Connected Transactions under the Hong Kong Listing Rules" issued by the Hong Kong Institute of Certified Public Accountants. The auditor has issued an unqualified letter containing its findings and conclusions in respect of the continuing connected transactions on rental income, building management fee income, estate management transactions, and ordinary banking and financial services in accordance with the waiver from strict compliance with disclosure requirements under Chapter 8 of the REIT Code (both the fifth and sixth edition) granted by the Securities and Futures Commission of Hong Kong ("SFC"). A copy of auditor's letter has been provided by the REIT Manager to the SFC.

Hong Kong, 19 February 2025

Note: All figures presented in this "Connected Party Transactions Report" have been rounded to the nearest thousand.

## Disclosure of Interests

### Holdings of Directors and Chief Executive of the REIT Manager, the REIT Manager and Substantial Unitholders

As at 31 December 2024, the following persons had interests or short positions in the Units, underlying Units and debentures of Champion REIT or any of its associated corporations (within the meaning of Part XV of the SFO) which were notified to the REIT Manager and the Stock Exchange pursuant to the provisions of Part XV of the SFO as deemed to be applicable by virtue of Schedule 3 of the Trust Deed, or which were recorded in the register required to be kept under Schedule 3 of the Trust Deed, are as follows:

#### Directors and Chief Executive of the REIT Manager

Name	Capacity	Nature of Interests	Number of Units/ Underlying Units Held <sup>7</sup>	Percentage of Issued Units <sup>8</sup>	Total
Lo Ka Shui (also a substantial Unitholder)	Beneficial Owner	Personal Interests	3,592,007	0.06%)	70.56%
	Interests of Controlled Corporations	Corporate Interests	4,278,141,059 <sup>1</sup>	70.35%)	
	Settlor and a Member of the Advisory Committee and Management Committee of a Charitable Trust	Other Interests	9,011,000	0.15%)	
				)	
Cheng Wai Chee, Christopher	Beneficiary of a Trust	Trust Interests	13,424,730 <sup>4</sup>	0.22%	0.22%
Wong Mei Ling, Marina	Beneficial Owner	Personal Interests	400,000 <sup>5</sup>	0.01%	0.01%

#### REIT Manager

(also a substantial Unitholder)

Name	Total Number of Units/ Underlying Units Held <sup>7</sup>	Percentage of Issued Units <sup>8</sup>
Eagle Asset Management (CP) Limited	643,792,091	10.59%

## Substantial Unitholders

Name	Total Number of Units/ Underlying Units Held <sup>7</sup>	Percentage of Issued Units <sup>8</sup>
Great Eagle Holdings Limited (“Great Eagle”)	4,274,882,449 <sup>2</sup>	70.30%
HSBC International Trustee Limited	4,258,283,949 <sup>3</sup>	70.02%
HKSCC Nominees Limited	2,319,364,887 <sup>6</sup>	38.14%
Top Domain International Limited	1,420,416,628	23.36%
Keen Flow Investments Limited	1,071,375,933	17.62%
Bright Form Investments Limited	680,232,558	11.19%

Notes:

- Among these 4,278,141,059 Units:
  - 50,000 Units, 940,000 Units, 589,000 Units and 1,679,610 Units were respectively held by ACHL Limited, EBK Limited, KBLL Limited and NCN Limited, all of which are wholly-owned by Dr Lo Ka Shui who is also a director of these companies; and
  - 4,274,882,449 Units and/or underlying Units were indirectly held by Great Eagle as explained in Note 2 below. Dr Lo Ka Shui is a substantial shareholder, the Chairman and Managing Director of Great Eagle.

The unitholding of Dr Lo Ka Shui and his associates increased by 56,602,317 Units/underlying Units in aggregate as compared with the position as at 30 June 2024.

- The 4,274,882,449 Units were indirectly held by Great Eagle through its controlled corporations as listed in the following table. The following table shows the number of Units and/or underlying Units held by these companies as at 31 December 2024 and 30 June 2024 respectively:

Name	Number of Units/ Underlying Units Held As at 31 December 2024	Number of Units/ Underlying Units Held As at 30 June 2024
Top Domain International Limited	1,420,416,628	1,420,416,628
Keen Flow Investments Limited	1,071,375,933	1,071,375,933
Bright Form Investments Limited	680,232,558	680,232,558
Eagle Asset Management (CP) Limited	643,792,091	612,451,774
Fine Noble Limited	200,007,503	200,007,503
The Great Eagle Company, Limited	194,616,993	169,354,993
Great Eagle Nichemusic Limited	61,345,743	61,345,743
Ecobest Ventures Limited	3,095,000	3,095,000

- The disclosure was based on the latest Disclosure of Interest Form (with the date of relevant event as at 3 September 2024) received from HSBC International Trustee Limited (“HITL”).

As at 31 December 2024, HITL was deemed to be interested in the same parcel of Units and underlying Units held by Great Eagle in its capacity as a trustee of a discretionary trust which held 34.06% interests in Great Eagle. Dr Lo Ka Shui (a director of the REIT Manager) is among the discretionary beneficiaries of the discretionary trust. Dr Lo Ka Shui in his personal capacity, as controlling shareholder of certain companies and as the founder of another discretionary trust held 30.32% voting right in the capital of Great Eagle as at 31 December 2024.

## Disclosure of Interests

4. These Units were held by a trust which Mr Cheng Wai Chee, Christopher is a beneficiary. His unitholding remained unchanged as compared with the position as at 30 June 2024.
5. The unitholding of Ms Wong Mei Ling, Marina remained unchanged as compared with the position as at 30 June 2024.
6. As far as the REIT Manager is aware, HKSCC Nominees Limited held such Units as a nominee. The number of Units held by HKSCC Nominees Limited decreased by 4,433,123 Units when compared with the position as at 30 June 2024.
7. Unless otherwise stated, the interests in Units disclosed above represent long positions in Units and/or underlying Units.
8. This percentage is compiled based on the total number of issued Units of Champion REIT of 6,080,814,685 as at 31 December 2024.

Save as disclosed above, so far as is known to the REIT Manager, none of the Directors and Chief Executive of the REIT Manager and no other persons had any interests (or were deemed to be interested) and short positions in the Units, underlying Units and debentures of Champion REIT as at 31 December 2024 which were required to be notified to the REIT Manager and the Stock Exchange pursuant to the provisions of Part XV of the SFO as deemed to be applicable by virtue of Schedule 3 of the Trust Deed, or which were required to be recorded in the register kept under Schedule 3 of the Trust Deed.

## Holdings of Other Connected Person

As at 31 December 2024, in addition to the disclosures in the above section headed "Holdings of Directors and Chief Executive of the REIT Manager, the REIT Manager and Substantial Unitholders", so far as the REIT Manager is aware of, the following connected person (as defined under the REIT Code) of Champion REIT, held Units and/or underlying Units of Champion REIT:

Name	Number of Units/ Underlying Units Held	Percentage of Issued Units <sup>1</sup>
Associates of Trustee	1,246,108	0.02%

Note:

1. This percentage is calculated based on the total number of issued Units of Champion REIT of 6,080,814,685 as at 31 December 2024.

Save as disclosed above, the REIT Manager is not aware of any other connected persons (as defined under the REIT Code) of Champion REIT holding any Units and/or underlying Units of Champion REIT as at 31 December 2024.



## Holdings of Directors and Chief Executive of the REIT Manager in Great Eagle Holdings Limited and Langham Hospitality Investments and Langham Hospitality Investments Limited

Great Eagle is the holding company of Champion REIT and Langham Hospitality Investments and Langham Hospitality Investments Limited (“Langham”). As at 31 December 2024, Great Eagle owned 4,274,882,449 Units and/or underlying Units (70.30%) in Champion REIT and 2,445,356,567 share stapled units (71.22%) in Langham. While the definition of “associated corporation” under the SFO caters only to corporations, for the purpose of enhancing the transparency of Champion REIT, the holdings of Directors and Chief Executive of the REIT Manager in Great Eagle and Langham as at 31 December 2024 are disclosed as follows:

### Great Eagle

Name of Directors and/or Chief Executive of the REIT Manager	Capacity	Nature of Interests	Number of Ordinary Shares/ Underlying Shares Held	Percentage of Issued Shares Capital <sup>4</sup>	Total
Lo Ka Shui	Beneficial Owner	Personal Interests	64,884,835 <sup>1</sup>	8.68%)	64.83%
		Interests of Controlled Corporations	95,978,364	12.83%)	
	Discretionary Beneficiary of a Discretionary Trust	Discretionary Interests	254,664,393	34.06%)	
		Trust Interests	65,866,676	8.81%)	
Founder of a Discretionary Trust	Trust Interests				
Ip Yuk Keung, Albert	Beneficial Owner	Personal Interests	60,000	0.01%	0.01%
Wong Mei Ling, Marina	Beneficial Owner	Personal Interests	376,844 <sup>2</sup>	0.05%	0.05%
Hau Shun, Christina	Beneficial Owner	Personal Interests	201,000 <sup>3</sup>	0.03%	0.03%

Notes:

1. Among these interests, 3,392,000 were share options.
2. Among these interests, 349,000 were share options.
3. These interests were share options.
4. This percentage is compiled based on 747,723,345 shares of Great Eagle in issue as at 31 December 2024.

## Disclosure of Interests

### Langham

Name of Directors and/or Chief Executive of the REIT Manager	Capacity	Nature of Interests	Number of Share Stapled Units/ Underlying Share Stapled Units Held	Percentage of Issued Share Stapled Units <sup>2</sup>	Total
Lo Ka Shui	Beneficial Owner Interests of Controlled Corporations Settlor and a Member of the Advisory Committee and Management Committee of a Charitable Trust	Personal Interests	31,584,000	0.92%)	74.85%
		Corporate Interests	2,448,446,567 <sup>1</sup>	71.31%)	
				)	
		Other Interests	90,010,250	2.62%)	
				)	
				)	
				)	
Ip Yuk Keung, Albert	Interests held jointly with another person	Joint Interests	3,015,000	0.09%	0.09%
Wong Mei Ling, Marina	Beneficial Owner	Personal Interests	15,000	0.0004%	0.0004%

Notes:

- Among these 2,448,446,567 share stapled units : (i) 3,090,000 share stapled units of Langham were held by two companies wholly-owned by Dr Lo Ka Shui who is also a director of these companies; and (ii) 2,445,356,567 share stapled units of Langham held by Great Eagle as at 31 December 2024 were deemed to be interested by Dr Lo Ka Shui by virtue of being a substantial shareholder, the Chairman and Managing Director of Great Eagle.
- This percentage is compiled based on 3,433,546,645 share stapled units of Langham in issue as at 31 December 2024.



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## Independent Auditor's Report

# Deloitte.

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### TO THE UNITHOLDERS OF 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))*

### Report on the Audit of the Consolidated Financial Statements

#### Opinion

We have audited the consolidated financial statements of Champion Real Estate Investment Trust ("Champion REIT") and its subsidiaries (collectively referred to as the "Group") set out on pages 125 to 186, which comprise the consolidated statement of financial position as at 31 December 2024, and the consolidated income statement, consolidated statement of comprehensive income, consolidated statement of changes in net assets attributable to unitholders, distribution statement and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information and other explanatory information.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2024, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA").

#### Basis for Opinion

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSAs") issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the HKICPA's Code of Ethics for Professional Accountants (the "Code"), and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

## Key Audit Matters (Continued)

### Key audit matter

#### Valuation of investment properties

We have identified the valuation of investment properties as a key audit matter due to the significance of the balance to the consolidated financial statements as a whole, combined with the significant judgments in determining the fair value. As disclosed in note 15 to the consolidated financial statements, the Group's investment properties amounted to HK\$60,103,800,000, representing 98% of the Group's total assets, with its change in fair value included in the consolidated income statement. During the year, a decrease in fair value of investment properties amounted to HK\$2,899,430,000.

The Group's investment properties are carried at fair value based on the valuations performed by independent qualified professional valuers. Details of the valuation techniques, significant assumptions and key inputs used in the valuations are disclosed in note 15 to the consolidated financial statements. The valuations are dependent on key inputs, together with significant assumptions, that involve judgments, including capitalisation rates and market rents. Eagle Asset Management (CP) Limited (the "Manager" of Champion REIT) has reviewed and exercised its judgment on the key inputs to the valuations and the results.

### How our audit addressed the key audit matter

Our procedures in relation to assessing the appropriateness of the valuation of investment properties included:

- evaluating the competence, capabilities, and objectivity of the independent qualified professional valuers;
- understanding the independent qualified professional valuers' valuation process and methodology (including any limitations of scope imposed by the Manager), the performance of the property markets, significant assumptions adopted, critical judgmental areas and key inputs used in the valuations;
- evaluating the reasonableness of the methodology and assumptions to industry norms; and
- assessing the reasonableness of key inputs used in the valuations by (i) checking the details of rentals on a sample basis to the respective underlying existing tenancy agreements; (ii) comparing with relevant market information on prices, rentals achieved and capitalisation rates adopted in other similar properties in the neighbourhood.

# Independent Auditor's Report

## Other Information

The Manager is responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## Responsibilities of the Manager and Those Charged with Governance for the Consolidated Financial Statements

The Manager is responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRSs issued by the HKICPA, and for such internal control as the Manager determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the Manager is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Manager either intends to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

In addition, the Manager is required to ensure that the consolidated financial statements have been properly prepared in accordance with the relevant provisions of the deed of trust dated 26 April 2006, the First Amending and Restating Deed dated 21 April 2021 and the Supplemental Deed as amended from time to time (the "Trust Deed") and the relevant disclosure provisions of Appendix C of the Code on Real Estate Investment Trusts (the "REIT Code") issued by the Securities and Futures Commission of Hong Kong.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

## Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion solely to you, as a body, in accordance with Appendix C of the REIT Code, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements. In addition, we are required to assess whether the consolidated financial statements of the Group have been prepared, in all material respects, in accordance with the relevant provisions of the Trust Deed and the relevant disclosure provisions of Appendix C of the REIT Code.



## Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (Continued)

As part of an audit in accordance with HKSA's, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Manager.
- Conclude on the appropriateness of the Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

## Independent Auditor's Report

### **Report on matters under the relevant provisions of the Trust Deed and the relevant disclosure provisions of Appendix C of the REIT Code**

In our opinion, the consolidated financial statements have been properly prepared, in all material respects, in accordance with the relevant provisions of the Trust Deed and the relevant disclosure provisions of Appendix C of the REIT Code.

The engagement partner on the audit resulting in this independent auditor's report is Wu Ka Ming.

**Deloitte Touche Tohmatsu**

*Certified Public Accountants*

Hong Kong

19 February 2025

# Consolidated Income Statement

For the year ended 31 December 2024

	NOTES	2024 HK\$'000	2023 HK\$'000
Rental income	6	2,150,310	2,279,373
Building management fee income		274,222	263,665
Rental related income	7	34,199	32,616
<b>Total revenue</b>		<b>2,458,731</b>	<b>2,575,654</b>
Property operating expenses	8	(639,038)	(629,933)
<b>Net property income</b>		<b>1,819,693</b>	<b>1,945,721</b>
Other income	9	47,120	51,335
Manager's fee	10	(221,279)	(236,305)
Trust and other expenses		(17,903)	(21,555)
Decrease in fair value of investment properties	15	(2,899,430)	(641,377)
Finance costs	11	(677,391)	(619,418)
Share of results of a joint venture		25,066	(69,352)
<b>(Loss) profit before tax and distribution to unitholders</b>	12	<b>(1,924,124)</b>	<b>409,049</b>
Income taxes	13	(162,450)	(188,433)
<b>(Loss) profit for the year, before distribution to unitholders</b>		<b>(2,086,574)</b>	<b>220,616</b>
Distribution to unitholders		(867,277)	(1,011,968)
<b>Loss for the year, after distribution to unitholders</b>		<b>(2,953,851)</b>	<b>(791,352)</b>
<b>Basic (loss) earnings per unit</b>	14	<b>HK\$(0.34)</b>	<b>HK\$0.04</b>

## Consolidated Statement of Comprehensive Income

For the year ended 31 December 2024

	2024 HK\$'000	2023 HK\$'000
<b>Loss for the year, after distribution to unitholders</b>	<b>(2,953,851)</b>	<b>(791,352)</b>
<b>Other comprehensive (expense) income:</b>		
<i>Item that will not be reclassified to profit or loss:</i>		
Fair value loss on equity instruments at fair value through other comprehensive income	–	(34,706)
<i>Items that may be subsequently reclassified to profit or loss:</i>		
Exchange differences arising on translation of foreign operations	(5,533)	11,426
Cash flow hedges:		
Fair value adjustments on cross currency swaps and interest rate swaps designated as cash flow hedges	12,159	(64,031)
Reclassification of fair value adjustments to profit or loss	(37,100)	(64,609)
Deferred tax related to fair value adjustments recognised in other comprehensive income	5,629	10,460
	<b>(24,845)</b>	<b>(141,460)</b>
<b>Total comprehensive expense for the year</b>	<b>(2,978,696)</b>	<b>(932,812)</b>

# Consolidated Statement of Financial Position

As at 31 December 2024

	NOTES	2024 HK\$'000	2023 HK\$'000
<b>Non-current assets</b>			
Investment properties	15	60,103,800	62,949,800
Notes receivables	16	46,150	46,114
Interests in a joint venture	17	274,384	189,028
Derivative financial instruments	21	1,503	–
<b>Total non-current assets</b>		<b>60,425,837</b>	<b>63,184,942</b>
<b>Current assets</b>			
Trade and other receivables	18	196,279	192,430
Notes receivables	16	–	53,774
Tax recoverable		4,306	8,531
Derivative financial instruments	21	–	45,895
Short-term bank deposits	19	–	82,196
Bank balances and cash	19	726,217	898,386
<b>Total current assets</b>		<b>926,802</b>	<b>1,281,212</b>
<b>Total assets</b>		<b>61,352,639</b>	<b>64,466,154</b>
<b>Current liabilities</b>			
Trade and other payables	20	1,454,290	1,415,492
Deposits received		636,294	651,242
Tax liabilities		66,552	133,743
Distribution payable		372,484	454,408
Bank borrowings	22	428,241	4,958,536
Medium term notes	23	1,223,585	199,985
<b>Total current liabilities</b>		<b>4,181,446</b>	<b>7,813,406</b>
<b>Non-current liabilities, excluding net assets attributable to unitholders</b>			
Derivative financial instruments	21	103,539	107,931
Bank borrowings	22	10,133,944	5,537,000
Medium term notes	23	2,581,876	3,813,632
Deferred tax liabilities	24	799,597	778,987
<b>Total non-current liabilities, excluding net assets attributable to unitholders</b>		<b>13,618,956</b>	<b>10,237,550</b>
<b>Total liabilities, excluding net assets attributable to unitholders</b>		<b>17,800,402</b>	<b>18,050,956</b>
<b>Net assets attributable to unitholders</b>		<b>43,552,237</b>	<b>46,415,198</b>
<b>Number of units in issue ('000)</b>	25	<b>6,080,815</b>	<b>6,013,735</b>
<b>Net asset value per unit</b>	27	<b>HK\$7.16</b>	<b>HK\$7.72</b>

The consolidated financial statements on pages 125 to 186 were approved and authorised for issue by the Board of Directors of Eagle Asset Management (CP) Limited, as the Manager of Champion Real Estate Investment Trust ("Champion REIT"), on 19 February 2025 and were signed on its behalf by:

**Lo Ka Shui**  
Director

**Hau Shun, Christina**  
Director

# Consolidated Statement of Changes in Net Assets Attributable to Unitholders

For the year ended 31 December 2024

	Issued units HK\$'000 (note 25)	Hedging reserve HK\$'000	Investment valuation reserve HK\$'000	Exchange translation reserve HK\$'000	Others HK\$'000 (note)	Profit less distribution HK\$'000	Total HK\$'000
Net assets attributable to unitholders as at 1 January 2023	24,974,678	53,257	37,366	4,443	5,757,943	16,400,080	47,227,767
Loss for the year, after distribution to unitholders	-	-	-	-	-	(791,352)	(791,352)
Fair value loss on equity instruments at fair value through other comprehensive income	-	-	(34,706)	-	-	-	(34,706)
Cash flow hedges, net of related income tax	-	(118,180)	-	-	-	-	(118,180)
Exchange differences arising on translation of foreign operations	-	-	-	11,426	-	-	11,426
Total comprehensive (expense) income for the year	-	(118,180)	(34,706)	11,426	-	(791,352)	(932,812)
Issue of units	120,243	-	-	-	-	-	120,243
Transfer of gain on disposal of equity instruments at fair value through other comprehensive income	-	-	(2,660)	-	-	2,660	-
<b>Net assets attributable to unitholders as at 31 December 2023</b>	<b>25,094,921</b>	<b>(64,923)</b>	<b>-</b>	<b>15,869</b>	<b>5,757,943</b>	<b>15,611,388</b>	<b>46,415,198</b>
Loss for the year, after distribution to unitholders	-	-	-	-	-	(2,953,851)	(2,953,851)
Cash flow hedges, net of related income tax	-	(19,312)	-	-	-	-	(19,312)
Exchange differences arising on translation of foreign operations	-	-	-	(5,533)	-	-	(5,533)
Total comprehensive expense for the year	-	(19,312)	-	(5,533)	-	(2,953,851)	(2,978,696)
Issue of units	115,735	-	-	-	-	-	115,735
<b>Net assets attributable to unitholders as at 31 December 2024</b>	<b>25,210,656</b>	<b>(84,235)</b>	<b>-</b>	<b>10,336</b>	<b>5,757,943</b>	<b>12,657,537</b>	<b>43,552,237</b>

Note: "Others" represent

- (i) Excess of fair value of property interests acquired over acquisition costs from unitholders amounting to HK\$5,752,658,000 in prior years; and
- (ii) Pursuant to the Deed of Amendment of Distribution Entitlement Waiver Deed dated 14 February 2008, the undertakings made by Top Domain International Limited, a wholly owned subsidiary of Great Eagle Holdings Limited ("Great Eagle"), under the Distribution Entitlement Waiver Deed dated 26 April 2006 in respect of distribution periods in 2008 ceased to be effective in consideration of a total amount of HK\$86,185,000, of which HK\$5,285,000 was retained.



## Distribution Statement

For the year ended 31 December 2024

	2024 HK\$'000	2023 HK\$'000
(Loss) profit for the year, before distribution to unitholders	(2,086,574)	220,616
Adjustments:		
– Manager's fee paid and payable in units	110,639	118,152
– Decrease in fair value of investment properties	2,899,430	641,377
– Share of results of a joint venture	(25,066)	69,352
– Non-cash finance costs	33,153	29,068
– Deferred tax	26,239	43,469
<b>Total distributable income for the year (note (i))</b>	<b>957,821</b>	<b>1,122,034</b>
Distribution to unitholders:		
HK\$0.0809 (2023: HK\$0.0927) per unit for the Interim Distribution Period (note (ii))	489,555	555,423
HK\$0.0613 (2023: HK\$0.0756) per unit for the Final Distribution Period (note (iii))	372,484	454,408
	862,039	1,009,831
Additional distributions for units issued after each distribution period, up to each corresponding record date of that distribution period (note (iv))	5,238	2,137
<b>Total distribution to unitholders</b>	<b>867,277</b>	<b>1,011,968</b>
<b>Total distribution per unit (HK\$)</b>	<b>0.1422</b>	<b>0.1683</b>

Notes:

- (i) Pursuant to the Trust Deed, the total distributable income is (loss) profit for the year, before distribution to unitholders as adjusted to eliminate the effects of Adjustments (as set out in the Trust Deed) which have been recorded in the consolidated income statement for the relevant year. Champion REIT is required to distribute to unitholders not less than 90% of its distributable income of each financial period. For the financial year ended 31 December 2024, the Manager decided to distribute 90% (2023: 90%) of the distributable income.
- (ii) For the six months ended 30 June 2024 ("Interim Distribution Period"), the interim distribution per unit was HK\$0.0809 (2023: HK\$0.0927). It was calculated based on the interim distribution amount of HK\$489,555,000 (2023: HK\$555,423,000) for the period and 6,049,474,368 units in issue as of 30 June 2024 (30 June 2023: 5,990,682,244 units).
- (iii) For the six months ended 31 December 2024 ("Final Distribution Period"), the final distribution per unit was HK\$0.0613 (2023: HK\$0.0756). It was calculated based on the final distribution amount of HK\$372,484,000 (2023: HK\$454,408,000) for the period and 6,080,814,685 units in issue as of 31 December 2024 (31 December 2023: 6,013,734,531 units). The final distribution amount to be paid to unitholders on 29 May 2025 will be based on the final distribution per unit of HK\$0.0613 and the total number of issued units as of 13 March 2025, which is the record date set for such period.
- (iv) During the year, an additional amount of HK\$2,702,000 and HK\$2,536,000 in respect of the 2023 Final Distribution Period and 2024 Interim Distribution Period respectively were recognised in the consolidated income statement. During 2023, an additional amount of HK\$2,137,000 in respect of the 2023 Interim Distribution Period was recognised in the consolidated income statement.

# Consolidated Statement of Cash Flows

For the year ended 31 December 2024

	2024 HK\$'000	2023 HK\$'000
<b>OPERATING ACTIVITIES</b>		
(Loss) profit before tax and distribution to unitholders	(1,924,124)	409,049
Adjustments for:		
Allowance for credit losses on trade receivables	–	1,160
Decrease in fair value of investment properties	2,899,430	641,377
Manager's fee paid and payable in units	110,639	118,152
Share of results of a joint venture	(25,066)	69,352
Other income	(46,985)	(51,335)
Finance costs	677,391	619,418
Exchange difference	1,845	4,717
Operating cash flow before movements in working capital	1,693,130	1,811,890
(Increase) decrease in trade and other receivables	(4,957)	38,916
Increase in trade and other payables	44,573	36,042
Decrease in deposits received	(14,948)	(3,333)
Cash generated from operations	1,717,798	1,883,515
Interest paid	(646,221)	(613,236)
Hong Kong Profits Tax paid	(199,177)	(103,528)
<b>NET CASH FROM OPERATING ACTIVITIES</b>	<b>872,400</b>	<b>1,166,751</b>
<b>INVESTING ACTIVITIES</b>		
Interest received	47,953	43,783
Dividend received	–	4,301
Additions to investment properties	(53,430)	(36,177)
Advance to a joint venture	(65,390)	(7,432)
Redemption of notes receivables	53,686	88,524
Net proceeds from disposal of equity instruments at fair value through other comprehensive income	–	118,113
Placement of short-term bank deposit with original maturity over three months	–	(82,196)
Release of short-term bank deposit with original maturity over three months	82,196	66,380
<b>NET CASH FROM INVESTING ACTIVITIES</b>	<b>65,015</b>	<b>195,296</b>
<b>FINANCING ACTIVITIES</b>		
Distribution paid	(949,278)	(1,092,441)
Repayment of bank loan	(6,663,635)	(2,718,550)
New bank loan raised	6,735,000	5,718,550
Bank origination fees paid	(31,671)	(22,180)
Redemption of medium term notes	(200,000)	(3,017,591)
<b>NET CASH USED IN FINANCING ACTIVITIES</b>	<b>(1,109,584)</b>	<b>(1,132,212)</b>
<b>NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS</b>	<b>(172,169)</b>	<b>229,835</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF THE YEAR</b>	<b>898,386</b>	<b>668,551</b>
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR,</b> represented by bank balances and cash	<b>726,217</b>	<b>898,386</b>

# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 1. General Information

Champion REIT is a Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and its units are listed on The Stock Exchange of Hong Kong Limited (the “HKSE”). Champion REIT is governed by the deed of trust dated 26 April 2006, the First Amending and Restating Deed dated 21 April 2021 and the Supplemental Deed as amended from time to time (the “Trust Deed”), entered into between the Manager and HSBC Institutional Trust Services (Asia) Limited (the “Trustee”), and the Code on Real Estate Investment Trusts (the “REIT Code”) issued by the Securities and Futures Commission of Hong Kong.

The principal activity of Champion REIT and its subsidiaries (the “Group”) is to own and invest in income-producing commercial properties with the objective of producing stable and sustainable distributions to unitholders and to achieve long term growth in the net asset value per unit. The address of the registered office of the Manager and the Trustee, is Suite 3008, 30th Floor, Great Eagle Centre, 23 Harbour Road, Hong Kong, and 1 Queen’s Road Central, Hong Kong, respectively.

The consolidated financial statements are presented in Hong Kong dollars, which is the same as the functional currency of Champion REIT.

## 2. Application of New and Amendments to Hong Kong Financial Reporting Standards (“HKFRSs”)

### Amendments to HKFRSs that are mandatorily effective for the current year

In the current year, the Group has applied the following amendments to HKFRSs issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) for the first time, which are mandatorily effective for the Group’s annual period beginning on 1 January 2024 for the preparation of the consolidated financial statements:

Amendments to HKFRS 16	Lease Liability in a Sale and Leaseback
Amendments to HKAS 7 and HKFRS 7	Supplier Finance Arrangements

The application of the amendments to HKFRSs in the current year has had no material impact on the Group’s financial positions and performance for the current and prior years and/or on the disclosures set out in these consolidated financial statements.

### New and amendments to HKFRSs in issue but not yet effective

The Group has not early applied the following new and amendments to HKFRSs that have been issued but are not yet effective:

Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments <sup>3</sup>
Amendments to HKFRS 10 and HKFRS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture <sup>1</sup>
Amendments to HKFRS Accounting Standards	Annual Improvements to HKFRS Accounting Standards – Volume 11 <sup>3</sup>
Amendments to HKFRS 21	Lack of Exchangeability <sup>2</sup>
HKFRS 18	Presentation and Disclosure in Financial Statements <sup>4</sup>

<sup>1</sup> Effective for annual periods beginning on or after a date to be determined.

<sup>2</sup> Effective for annual periods beginning on or after 1 January 2025.

<sup>3</sup> Effective for annual periods beginning on or after 1 January 2026.

<sup>4</sup> Effective for annual periods beginning on or after 1 January 2027.

# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 2. Application of New and Amendments to Hong Kong Financial Reporting Standards (“HKFRSs”) (Continued)

### New and amendments to HKFRSs in issue but not yet effective (Continued)

Except for the new HKFRSs mentioned below, the Manager anticipate that the application of all other amendments to HKFRSs will have no material impact on the consolidated financial statements in the foreseeable future.

### HKFRS 18 “Presentation and Disclosure in Financial Statements” (“HKFRS 18”)

HKFRS 18, which sets out requirements on presentation and disclosures in financial statements, will replace HKAS 1 “Presentation of Financial Statements” (“HKAS 1”). This new HKFRS Accounting Standard, while carrying forward many of the requirements in HKAS 1, introduces new requirements to present specified categories and defined subtotals in the statement of profit or loss; provide disclosures on management-defined performance measures in the notes to the financial statements and improve aggregation and disaggregation of information to be disclosed in the financial statements. In addition, some HKAS 1 paragraphs have been moved to HKAS 8 “Accounting Policies, Changes in Accounting Estimates and Errors” and HKFRS 7 “Financial Instruments: Disclosures”. Minor amendments to HKAS 7 “Statement of Cash Flows” and HKAS 33 “Earnings per Share” are also made.

HKFRS 18, and amendments to other standards, will be effective for annual periods beginning on or after 1 January 2027, with early application permitted. The application of the new standard is expected to affect the presentation of the statement of profit or loss and disclosures in the future financial statements. The Group is in the process of assessing the detailed impact of HKFRS 18 on the Group’s consolidated financial statements.

## 3. Basis of Preparation of Consolidated Financial Statements and Material Accounting Policy Information

### 3.1 Basis of preparation of consolidated financial statements

The consolidated financial statements have been prepared in accordance with HKFRSs issued by the HKICPA. In addition, the consolidated financial statements are prepared in accordance with the relevant provisions of the Trust Deed and include applicable disclosures required by the REIT Code and the Rules Governing the Listing of Securities on the HKSE.

The consolidated financial statements have been prepared on the historical cost basis, except for investment properties and certain financial instruments, which are measured at fair values at the end of each reporting period, as explained in the accounting policies set out below.

Historical cost is generally based on the fair value of consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in the consolidated financial statements is determined on such a basis.

A fair value measurement of a non-financial asset takes into account a market participant’s ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

For financial instruments and investment properties which are transacted at fair value and a valuation technique that unobservable inputs are to be used to measure fair value in subsequent periods, the valuation technique is calibrated so that at initial recognition the results of the valuation technique equals the transaction price.

### 3. Basis of Preparation of Consolidated Financial Statements and Material Accounting Policy Information (Continued)

#### 3.1 Basis of preparation of consolidated financial statements (Continued)

In addition, for the financial reporting purposes, fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

As at 31 December 2024, the Group's current liabilities exceeded its current assets by HK\$3,254,644,000 (2023: HK\$6,532,194,000). The Manager is of the opinion that, taking into account of the presently available banking facilities and internal financial resources, the Group has sufficient working capital for its present requirement within one year from the end of the reporting period. Hence, the consolidated financial statements have been prepared on a going concern basis. The information about the Group's liquidity and capital risk management are disclosed in note 33(b).

#### 3.2 Material accounting policy information *Investment properties*

Investment properties are properties held to earn rental and/or for capital appreciation.

Investment properties are initially measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are measured at their fair values, adjusted to exclude any prepaid or accrued operating lease income. All of the Group's property interests held under operating leases to earn rentals or for capital appreciation purposes are classified and accounted for as investment properties and are measured using the fair value model. Gains or losses arising from changes in fair value of investment properties are included in profit or loss for the period in which they arise.

#### *Leases*

The Group assesses whether a contract is or contains a lease based on the definition under HKFRS 16 "Leases" ("HKFRS 16") at inception of the contract. Such contract will not be reassessed unless the terms and conditions of the contract are subsequently changed. As a practical expedient, leases with similar characteristics are accounted on a portfolio basis when the Group reasonably expects that the effects on the consolidated financial statements would not differ materially from individual leases within the portfolio.

#### *The Group as lessor*

##### **Classification and measurement of leases**

Leases for which the Group is a lessor are classified as finance or operating leases. Whenever the terms of the lease transfer substantially all the risks and rewards incidental to ownership of an underlying asset to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

Rental income from operating leases is recognised in profit or loss on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset, and such costs are recognised as an expense on a straight-line basis over the lease term except for investment properties measured under fair value model. Variable lease payments for operating leases that depend on an index or a rate are estimated and included in the total lease payments to be recognised on a straight-line basis over the lease term. Variable lease payments that do not depend on an index or a rate are recognised as income when they arise.

# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 3. Basis of Preparation of Consolidated Financial Statements and Material Accounting Policy Information (Continued)

### 3.2 Material accounting policy information (Continued)

#### *Leases (Continued)*

#### *The Group as lessor (Continued)*

#### **Classification and measurement of leases (Continued)**

In the event that lease incentives, including rent free periods, are given to enter into operating leases, such incentives are recognised as deferred lease payments. The aggregate benefit of incentives is recognised as a reduction of rental income on a straight-line basis.

Rental income which are derived from the Group's ordinary course of business is presented as revenue.

#### **Allocation of consideration to components of a contract**

When a contract includes both leases and non-lease components, the Group applies HKFRS 15 "Revenue from Contracts with Customers" ("HKFRS 15") to allocate consideration in a contract to lease and non-lease components. Non-lease components are separated from lease component on the basis of their relative stand-alone selling prices.

#### **Refundable rental deposits**

Refundable rental deposits received are accounted for under HKFRS 9 "Financial Instruments" ("HKFRS 9") and initially measured at fair value. Adjustments to fair value at initial recognition are considered as additional lease payments from lessees.

#### **Lease modification**

Changes in considerations of lease contracts that were not part of the original terms and conditions are accounted for as lease modifications, including lease incentives provided through forgiveness or reduction of rentals.

The Group accounts for a modification to an operating lease as a new lease from the effective date of the modification, considering any prepaid or accrued lease payments relating to the original lease as part of the lease payments for the new lease.

#### ***Revenue from contracts with customers***

The Group recognises revenue when (or as) a performance obligation is satisfied, i.e. when "control" of the goods or services underlying the particular performance obligation is transferred to the customer.

A performance obligation represents a good or service (or a bundle of goods or services) that is distinct or a series of distinct goods or services that are substantially the same.

Building management service income is recognised over the service period. The Group receives monthly building management service payments from customers one month in advance under the contracts. Further details of the revenue recognition are set out in note 5.

### 3. Basis of Preparation of Consolidated Financial Statements and Material Accounting Policy Information (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Financial instruments*

Financial assets and financial liabilities are recognised when a group entity becomes a party to the contractual provisions of the instrument. All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place. Financial assets and financial liabilities are initially measured at fair value except for trade receivables arising from contracts with customers which are initially measured in accordance with HKFRS 15.

The effective interest method is a method of calculating the amortised cost of a financial asset or financial liability and of allocating interest income and interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts and payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset or financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Interest income is included under other income.

##### *Financial assets*

##### **Classification and subsequent measurement of financial assets**

Financial assets that meet the following conditions are subsequently measured at amortised cost:

- the financial asset is held within a business model whose objective is to collect contractual cash flows; and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

(i) Amortised cost and interest income

Interest income is recognised using the effective interest method for financial assets measured subsequently at amortised cost. Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset, except for financial assets that have subsequently become credit-impaired (see below). For financial assets that have subsequently become credit-impaired, interest income is recognised by applying the effective interest rate to the amortised cost of the financial asset from the next reporting period. If the credit risk on the credit impaired financial instrument improves so that the financial asset is no longer credit-impaired, interest income is recognised by applying the effective interest rate to the gross carrying amount of the financial asset from the beginning of the reporting period following the determination that the asset is no longer credit impaired.



# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 3. Basis of Preparation of Consolidated Financial Statements and Material Accounting Policy Information (Continued)

### 3.2 Material accounting policy information (Continued)

#### *Financial instruments (Continued)*

#### *Financial assets (Continued)*

#### **Impairment of financial assets and deferred lease receivables subject to impairment assessment under HKFRS 9**

The Group recognises a loss allowance for expected credit loss (“ECL”) on financial assets which are subject to impairment assessment under HKFRS 9 (including trade and other receivables (included deferred lease receivables), notes receivables, amount due from a joint venture, short-term bank deposits and bank balances). The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition.

Lifetime ECL represents the ECL that will result from all possible default events over the expected life of the relevant instrument. In contrast, 12-month ECL (“12m ECL”) represents the portion of lifetime ECL that is expected to result from default events that are possible within 12 months after the reporting date. Assessment are done based on the Group’s historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current conditions at the reporting date as well as the forecast of future conditions.

The Group always recognises lifetime ECL for trade receivables and deferred lease receivables. The ECL on these assets are assessed individually.

For all other instruments, the Group measures the loss allowance equal to 12m ECL, unless when there has been a significant increase in credit risk since initial recognition, in which case the Group recognises lifetime ECL. The assessment of whether lifetime ECL should be recognised is based on significant increases in the likelihood or risk of a default occurring since initial recognition.

(i) Significant increase in credit risk

In assessing whether the credit risk has increased significantly since initial recognition, the Group compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition. In making this assessment, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort.

In particular, the following information is taken into account when assessing whether credit risk has increased significantly:

- an actual or expected significant deterioration in the financial instrument’s external (if available) or internal credit rating;
- existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor’s ability to meet its debt obligations;
- an actual or expected significant deterioration in the operating results of the debtor;
- an actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor’s ability to meet its debt obligations.

### 3. Basis of Preparation of Consolidated Financial Statements and Material Accounting Policy Information (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Financial instruments (Continued)*

##### *Financial assets (Continued)*

##### **Impairment of financial assets and deferred lease receivables subject to impairment assessment under HKFRS 9 (Continued)**

(i) Significant increase in credit risk (Continued)

Irrespective of the outcome of the above assessment, the Group presumes that the credit risk has increased significantly since initial recognition when contractual payments are more than 30 days past due, unless the Group has reasonable and supportable information that demonstrates otherwise.

Despite the foregoing, the Group assumes that the credit risk on financial instruments has not increased significantly since initial recognition if financial instruments are determined to have low credit risk at the reporting date. The Group considers a debt instrument to have low credit risk when it has an internal or external credit rating of "investment grade" as per globally understood definitions.

The Group regularly monitors the effectiveness of the criteria used to identify whether there has been a significant increase in credit risk and revises them as appropriate to ensure that the criteria are capable of identifying significant increase in credit risk before the amount becomes past due.

(ii) Definition of default

For internal credit risk management, the Group considers an event of default occurs when information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including the Group, in full (without taking into account any collaterals held by the Group).

Irrespective of the above, the Group consider that default has occurred when a financial asset is more than 90 days past due unless the Group have reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

(iii) Credit-impaired financial assets

A financial asset is credit-impaired when one or more events of default that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable data about the following events:

- a. significant financial difficulty of the issuer or the borrower;
- b. a breach of contract, such as a default or past due event;
- c. the lender(s) of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession(s) that the lender(s) would not otherwise consider;
- d. it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation; or
- e. the disappearance of an active market for that financial asset because of financial difficulties.

# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 3. Basis of Preparation of Consolidated Financial Statements and Material Accounting Policy Information (Continued)

### 3.2 Material accounting policy information (Continued)

#### *Financial instruments (Continued)*

#### *Financial assets (Continued)*

#### Impairment of financial assets and deferred lease receivables subject to impairment assessment under HKFRS 9 (Continued)

(iv) Write-off policy

The Group write off a financial asset when there is information indicating that the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, for example, when the counterparty has been placed under liquidation or has entered into bankruptcy proceedings. Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. A write-off constitutes a derecognition event. Any subsequent recoveries are recognised in profit or loss.

(v) Measurement and recognition of ECL

The measurement of ECL is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data and forward-looking information. Estimation of ECL reflects an unbiased and probability-weighted amount that is determined with the respective risks of default occurring as the weights.

Generally, the ECL is the difference between all contractual cash flows that are due to the Group in accordance with the contract and the cash flows that the Group expects to receive, discounted at the effective interest rate determined at initial recognition. For a lease receivable, the cash flows used for determining the ECL is consistent with the cash flows used in measuring the lease receivable in accordance with HKFRS 16.

Interest income is calculated based on the gross carrying amount of the financial asset unless the financial asset is credit impaired, in which case interest income is calculated based on amortised cost of the financial asset.

The Group recognises an impairment gain or loss in profit or loss for all financial instruments by adjusting their carrying amount, with the exception of trade receivables, other receivables and notes receivables, where the corresponding adjustment is recognised through a loss allowance account.

#### **Derecognition of financial assets**

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when the Group transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Group neither transfer nor retain substantially all the risks and rewards of ownership and continue to control the transferred asset, the Group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset measured at amortised cost, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in profit or loss.

### 3. Basis of Preparation of Consolidated Financial Statements and Material Accounting Policy Information- Continued

#### 3.2 Material accounting policy information (Continued)

##### *Financial instruments (Continued)*

##### *Financial assets (Continued)*

##### **Derecognition of financial assets (Continued)**

On derecognition of an investment in equity instrument which the Group has elected on initial recognition to measure at FVTOCI, the cumulative gain or loss previously accumulated in the investment revaluation reserve is not reclassified to profit or loss, but is transferred to profit less distribution.

##### *Financial liabilities and equity*

##### **Classification as debt or equity**

Debt and equity instruments are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

##### **Financial liabilities**

In accordance with the Trust Deed, Champion REIT is required to distribute to unitholders not less than 90% of its distributable income for each financial period and has a limited life of 80 years less one day from the date of its commencement. Therefore, in addition to the contractual distribution to unitholders, the units issued by Champion REIT contain a contractual obligation upon its termination to distribute a share of all net cash proceeds derived from the sale or realisation of its assets less any liabilities to its unitholders in accordance with their proportionate interests in Champion REIT at the date of its termination. Accordingly, the units issued by Champion REIT are compound instruments that contain both equity and liability components.

Financial liabilities (including trade and other payables, deposits received, distribution payable, bank borrowings and medium term notes) are subsequently measured at amortised cost, using the effective interest method.

##### **Equity instruments**

An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities. Instruments, or components of instruments, that impose on the Champion REIT an obligation to deliver to the holders a pro-rata share of the net assets only on liquidation are presented as equity only when certain specific criteria are met.

Unit issue costs are the transaction costs relating to initial public offering, listing of units of Champion REIT and acquisition of properties are accounted for as a deduction from the proceeds raised to the extent they are incremental costs directly attributable to the transaction that otherwise would have been avoided. Other transaction costs are recognised as an expense.

##### *Derecognition of financial liabilities*

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 3. Basis of Preparation of Consolidated Financial Statements and Material Accounting Policy Information (Continued)

### 3.2 Material accounting policy information (Continued)

#### *Financial instruments (Continued)*

##### *Derivative financial instruments*

Derivatives are initially recognised at fair value at the date when a derivative contract is entered into and are subsequently remeasured to their fair value at the end of the reporting period. The resulting gain or loss is recognised in profit or loss immediately unless the derivative is designated as an effective hedging instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

A derivative is presented as a non-current asset or a non-current liability if the remaining maturity of the instrument is more than 12 months and it is not due to be realised or settled within 12 months. Other derivatives are presented as current assets or current liabilities.

##### *Hedge accounting*

The Group designates derivatives as hedging instruments for cash flow hedges.

At the inception of the hedging relationship the Group documents the relationship between the hedging instrument and the hedged item, along with its risk management objectives and its strategy for undertaking various hedge transactions. Furthermore, at the inception of the hedge and on an ongoing basis, the Group documents whether the hedging instrument is highly effective in offsetting changes in fair values or cash flows of the hedged item attributable to the hedged risk.

##### **Assessment of hedging relationship and effectiveness**

For hedge effectiveness assessment, the Group considers whether the hedging instrument is effective in offsetting changes in fair values or cash flows of the hedged item attributable to the hedged risk, which is when the hedging relationships meet all of the following hedge effectiveness requirements:

- there is an economic relationship between the hedged item and the hedging instrument;
- the effect of credit risk does not dominate the value changes that result from that economic relationship; and
- the hedge ratio of the hedging relationship is the same as that resulting from the quantity of the hedged item that the Group actually hedges and the quantity of the hedging instrument that the entity actually uses to hedge that quantity of hedged item.

If a hedging relationship ceases to meet the hedge effectiveness requirement relating to the hedge ratio but the risk management objective for that designated hedging relationship remains the same, the Group adjusts the hedge ratio of the hedging relationship (i.e. rebalances the hedge) so that it meets the qualifying criteria again.

##### **Cash flow hedges**

The effective portion of changes in the fair value of derivatives and other qualifying hedging instruments that are designated and qualify as cash flow hedges is recognised in other comprehensive income and accumulated under the heading of hedging reserve, limited to the cumulative change in fair value of the hedged item from inception of the hedge. The gain or loss relating to the ineffective portion is recognised immediately in profit or loss.

### 3. Basis of Preparation of Consolidated Financial Statements and Material Accounting Policy Information (Continued)

#### 3.2 Material accounting policy information (Continued)

##### *Financial instruments (Continued)*

##### *Hedge accounting (Continued)*

##### *Cash flow hedges (Continued)*

Amounts previously recognised in other comprehensive income and accumulated in equity are reclassified to profit or loss in the periods when the hedged item affects profit or loss, in the same line as the recognised hedged item. If the Group expects that some or all of the loss accumulated in the hedging reserve will not be recovered in the future, that amount is immediately reclassified to profit or loss.

##### *Borrowing costs*

All borrowing costs are recognised in profit or loss in the period in which they are incurred as the Group does not have any qualifying assets.

##### *Basis of consolidation*

The consolidated financial statements incorporate the financial statements of Champion REIT and the entities controlled by Champion REIT. Control is achieved when Champion REIT:

- has the power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

All intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

##### *Interests in a joint venture*

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The results and assets and liabilities of a joint venture are incorporated in these consolidated financial statements using the equity method of accounting. The financial statements of joint ventures used for equity accounting purposes are prepared using uniform accounting policies as those of the Group for like transactions and events in similar circumstances. Under the equity method, interests in a joint venture is initially recognised in the consolidated statement of financial position at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the joint venture.

The Group assesses whether there is an objective evidence that the interest in a joint venture may be impaired. When any objective evidence exists, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with HKAS 36 "Impairment of Asset" ("HKAS 36") as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount. Any impairment loss recognised is not allocated to any asset, including goodwill, that forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with HKAS 36 to the extent that the recoverable amount of the investment subsequently increases.

# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 3. Basis of Preparation of Consolidated Financial Statements and Material Accounting Policy Information (Continued)

### 3.2 Material accounting policy information (Continued)

#### *Interests in a joint venture (Continued)*

The Group applies HKFRS 9, including the impairment requirements, to long-term interests in a joint venture to which form part of the net investment in the investee. Furthermore, in applying HKFRS 9 to long-term interests, the Group does not take into account adjustments to their carrying amount required by HKAS 28 "Investments in Associates and Joint Ventures" ("HKAS 28") (i.e. adjustments to the carrying amount of long-term interests arising from the allocation of losses of the investee or assessment of impairment in accordance with HKAS 28).

When a group entity transacts with a joint venture of the Group, profits and losses resulting from the transactions with the joint venture are recognised in the consolidated financial statements only to the extent of interests in the joint venture that are not related to the Group.

#### *Taxation*

Income tax expense represents the sum of current and deferred income tax expense.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from loss/profit before tax and distribution to unitholders as reported in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other periods and it further excludes items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax base used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit and at the time of the transaction does not give rise to equal taxable and deductible temporary differences.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised, based on tax rate (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

For the purposes of measuring deferred tax liabilities and deferred tax assets for investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered through sale, unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model whose business objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale.



### 3. Basis of Preparation of Consolidated Financial Statements and Material Accounting Policy Information (Continued)

#### 3.2 Material accounting policy information (Continued)

##### ***Taxation (Continued)***

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied to the same taxable entity by the same taxation authority.

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in net assets attributable to unitholders, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in net assets attributable to unitholders respectively.

### 4. Critical Accounting Judgments and Key Sources of Estimation Uncertainty

In the application of the Group's accounting policies, the Manager is required to make judgments, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

#### **Critical judgment in applying accounting policies**

The following is the critical judgment, apart from those involving estimations (see below), that the Manager has made in the process of applying the Group's accounting policies and that have the most significant effect on the amounts recognised in the consolidated financial statements.

##### ***Deferred taxation on investment properties***

For the purposes of measuring deferred tax liabilities or deferred tax assets arising from investment properties that are measured using the fair value model, the Manager has reviewed the Group's investment property portfolios and concluded that the Group's investment properties are not held under a business model whose objective is to consume substantially all of the economic benefits embodied in the investment properties over time. Therefore, in measuring the Group's deferred taxation on investment properties, the Manager has determined that the presumption that the carrying amounts of investment properties measured using the fair value model are recovered entirely through sale is not rebutted. As a result, the Group has not recognised any deferred taxes on changes in fair value of investment properties as the Group is not subject to any income taxes on disposal of the investment properties.

# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 4. Critical Accounting Judgments and Key Sources of Estimation Uncertainty (Continued)

### Key sources of estimation uncertainty

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

### *Fair value measurements and valuation processes*

In estimating the fair value of an asset or a liability, the Group uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Group engages qualified valuers to perform the valuation. The Manager works closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model. The Manager reports the valuation report and findings to the Manager half yearly to explain the cause of fluctuations in the fair value of the assets and liabilities.

Investment properties are stated at fair value at the end of the reporting period based on the valuation performed by independent professional valuers. In determining the fair value, the valuer has based on a method of valuation which involves certain estimates as described in note 15.

In addition, as described in note 34, the fair values of derivative financial instruments that are not quoted in active markets are determined by using certain valuation techniques. Valuation techniques commonly used by market practitioners are applied. Cross currency swaps and interest rate swaps are valued using a discounted cash flow analysis based on assumptions supported, where possible, by observable market rates.

Where the actual future market data varies, a material adjustment on the fair values of investment properties, cross currency swaps and interest rate swaps may arise. In relying on the valuation report, the Manager has exercised its judgments and are satisfied that the methods of valuation, assumptions and key inputs are reflective of the current market conditions.

### *Allowance for credit losses on notes receivables*

The allowance for credit losses is sensitive to changes in estimates. Due to the significant deterioration in the credit-ratings of some of the bond issuers, the Group has recognised the allowance for credit losses in the prior year in view of the uncertainty in the collection of the contractual cash flow in the future. The information about the Group's notes receivables and the ECL are disclosed in notes 16 and 33 respectively.

## 5. Segment Information

The Group's operating segments, based on information reported to the chief operating decision maker ("CODM"), management of the Manager, are identified for the purpose of resource allocation and performance assessment and more specifically focused on the operating results of the three investment properties, namely Three Garden Road, Langham Place Office Tower and Langham Place Mall.

### Segment revenue and results

The following is an analysis of the Group's revenue and results by the three investment properties for the year under review.

#### For the year ended 31 December 2024

	Three Garden Road HK\$'000	Langham Place Office Tower HK\$'000	Langham Place Mall HK\$'000	Consolidated HK\$'000
<b>Segment revenue</b>	<b>1,279,296</b>	<b>372,135</b>	<b>807,300</b>	<b>2,458,731</b>
<b>Segment results – Net property income</b>	<b>993,092</b>	<b>279,511</b>	<b>547,090</b>	<b>1,819,693</b>
Other income				47,120
Manager's fee				(221,279)
Trust and other expenses				(17,903)
Decrease in fair value of investment properties				(2,899,430)
Finance costs				(677,391)
Share of results of a joint venture				25,066
<b>Loss before tax and distribution to unitholders</b>				<b>(1,924,124)</b>
Income taxes				(162,450)
<b>Loss for the year, before distribution to unitholders</b>				<b>(2,086,574)</b>
Distribution to unitholders				(867,277)
<b>Loss for the year, after distribution to unitholders</b>				<b>(2,953,851)</b>
<b>Amounts regularly provided to the CODM but not included in the measure of segment profit or loss:</b>				
Decrease in fair value of investment properties	<b>(2,413,049)</b>	<b>(77,503)</b>	<b>(408,878)</b>	<b>(2,899,430)</b>

# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 5. Segment Information (Continued)

### Segment revenue and results (Continued)

For the year ended 31 December 2023

	Three Garden Road HK\$'000	Langham Place Office Tower HK\$'000	Langham Place Mall HK\$'000	Consolidated HK\$'000
<b>Segment revenue</b>	<b>1,360,245</b>	<b>399,538</b>	<b>815,871</b>	<b>2,575,654</b>
<b>Segment results – Net property income</b>	<b>1,082,302</b>	<b>303,926</b>	<b>559,493</b>	<b>1,945,721</b>
Other income				51,335
Manager's fee				(236,305)
Trust and other expenses				(21,555)
Decrease in fair value of investment properties				(641,377)
Finance costs				(619,418)
Share of results of a joint venture				(69,352)
<b>Profit before tax and distribution to unitholders</b>				<b>409,049</b>
Income taxes				(188,433)
<b>Profit for the year, before distribution to unitholders</b>				<b>220,616</b>
Distribution to unitholders				(1,011,968)
<b>Loss for the year, after distribution to unitholders</b>				<b>(791,352)</b>
<b>Amounts regularly provided to the CODM but not included in the measure of segment profit or loss:</b>				
(Decrease) increase in fair value of investment properties	<b>(867,580)</b>	<b>(95,000)</b>	<b>321,203</b>	<b>(641,377)</b>

## 5. Segment Information (Continued)

### Other segment information

Set out below is the reconciliation of the revenue from contracts with customers for the years with the amounts disclosed in the segment information.

#### For the year ended 31 December 2024

	Three Garden Road HK\$'000	Langham Place Office Tower HK\$'000	Langham Place Mall HK\$'000	Consolidated HK\$'000
Building management fee income	147,235	48,021	78,966	274,222
Rental related income	14,101	825	48,121	63,047
<b>Revenue from contracts with customers</b>	<b>161,336</b>	<b>48,846</b>	<b>127,087</b>	<b>337,269</b>
Rental income and rental related income	1,117,960	323,289	680,213	2,121,462
	<b>1,279,296</b>	<b>372,135</b>	<b>807,300</b>	<b>2,458,731</b>

#### For the year ended 31 December 2023

	Three Garden Road HK\$'000	Langham Place Office Tower HK\$'000	Langham Place Mall HK\$'000	Consolidated HK\$'000
Building management fee income	138,023	49,778	75,864	263,665
Rental related income	13,442	664	51,027	65,133
<b>Revenue from contracts with customers</b>	<b>151,465</b>	<b>50,442</b>	<b>126,891</b>	<b>328,798</b>
Rental income and rental related income	1,208,780	349,096	688,980	2,246,856
	<b>1,360,245</b>	<b>399,538</b>	<b>815,871</b>	<b>2,575,654</b>

The timing of revenue recognition of building management fee income and rental related income is over time.

The Group applied the practical expedient in HKFRS 15 by recognising revenue in the amount to which the Group has right to invoice an amount that corresponds directly with the value to customer of the entity's performance completed to date on a time basis. As permitted under HKFRS 15, the aggregate amount of the transaction price allocated to the unsatisfied performance obligation in relation to the building management service as at the end of reporting period is not disclosed.

# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 5. Segment Information (Continued)

### Other segment information (Continued)

Total revenue arising from leases for the year ended 31 December 2024 includes variable lease payments that do not depend on an index or a rate of HK\$196,452,000 (2023: HK\$225,330,000), the remaining amounts are lease payments that are fixed.

	Three Garden Road HK\$'000	Langham Place Office Tower HK\$'000	Langham Place Mall HK\$'000	Consolidated HK\$'000
<b>For the year ended 31 December 2024</b>				
Additions to non-current assets	28,049	3,503	21,878	53,430
<b>For the year ended 31 December 2023</b>				
Additions to non-current assets	30,380	–	5,797	36,177

### Segment assets and liabilities

For the purpose of performance assessment, fair values of investment properties are reviewed by the CODM. As at 31 December 2024, the fair value of Three Garden Road, Langham Place Office Tower and Langham Place Mall was HK\$35,719,800,000 (2023: HK\$38,104,800,000), HK\$8,645,000,000 (2023: HK\$8,719,000,000) and HK\$15,739,000,000 (2023: HK\$16,126,000,000), respectively.

Save as abovementioned, no other assets or liabilities are included in the measures of the Group's segment reporting.

### Geographical information

The Group's activities are all carried out in Hong Kong.

The Group's revenue from external customers and information about its non-current assets (excluding interests in a joint venture) are all located in Hong Kong.

### Information about major tenants

For the year ended 31 December 2024, there was one tenant (2023: one) whose revenue contributed over 10% of the total revenue of the Group.

## 6. Rental Income

	2024 HK\$'000	2023 HK\$'000
Property rental income	2,102,011	2,229,232
Carpark income	48,299	50,141
	<b>2,150,310</b>	<b>2,279,373</b>

## 7. Rental Related Income

	2024 HK\$'000	2023 HK\$'000
Interest income from tenants	234	535
Promotional levy income	13,374	13,326
Sundry income	20,591	18,755
	<b>34,199</b>	<b>32,616</b>

## 8. Property Operating Expenses

	2024 HK\$'000	2023 HK\$'000
Allowance for credit losses on trade receivables	–	1,160
Building management expenses	362,677	350,165
Car park operating expenses	15,496	14,812
Government rent and rates	91,911	91,633
Legal cost and stamp duty	1,864	4,303
Other operating expenses	32,833	26,930
Promotion expenses	31,062	25,170
Property and lease management service fee	64,933	69,735
Property miscellaneous expenses	4,194	3,716
Rental commission	32,082	34,032
Repair and maintenance	1,986	8,277
	<b>639,038</b>	<b>629,933</b>

## 9. Other Income

	2024 HK\$'000	2023 HK\$'000
Bank interest income	44,214	36,358
Bond interest income	2,771	10,676
Dividend income	–	4,301
Sundry income	135	–
	<b>47,120</b>	<b>51,335</b>



# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 10. Manager's Fee

Pursuant to the Trust Deed, as the net property income of Champion REIT (including the share of net property income arising from the property held by a joint venture) exceeds HK\$200 million for each of the six months ended 30 June 2024 and 31 December 2024, the Manager is entitled to receive 12% of the net property income for each of the six months ended 30 June 2024 and 31 December 2024 as remuneration.

	2024 HK\$'000	2023 HK\$'000
<b>Manager's fee:</b>		
In the form of units	110,639	118,152
In the form of cash	110,640	118,153
	<b>221,279</b>	<b>236,305</b>

Based on the election results on 30 November 2012, the Manager continued to receive 50% of the Manager's fee for each of the six months ended 30 June 2024 and 31 December 2024 arising from the properties currently owned by Champion REIT in the form of units calculated based on the issue price per unit as determined in accordance with the Trust Deed, and the balance of 50% in the form of cash.

## 11. Finance Costs

	2024 HK\$'000	2023 HK\$'000
<b>Finance costs represent:</b>		
Interest expense on bank borrowings	539,016	477,412
Interest expense on medium term notes	129,968	135,756
Other borrowing costs	8,407	6,250
	<b>677,391</b>	<b>619,418</b>

## 12. (Loss) Profit Before Tax and Distribution to Unitholders

	2024 HK\$'000	2023 HK\$'000
<b>(Loss) profit before tax and distribution to unitholders has been arrived at after charging:</b>		
Auditors' remuneration	<b>2,338</b>	2,338
Trustee's remuneration	<b>8,039</b>	8,267
Principal valuer's fee	<b>218</b>	239
Other professional fees and charges	<b>3,009</b>	3,647
Roadshow and public relations expenses	<b>2,732</b>	1,621
Bank charges	<b>19,792</b>	14,441
Exchange difference	<b>1,845</b>	4,717
Share of tax of a joint venture (included in the share of results of a joint venture)	<b>7,663</b>	1,833

## 13. Income Taxes

	2024 HK\$'000	2023 HK\$'000
<b>Hong Kong Profits Tax:</b>		
Current tax		
– Current year	135,542	146,024
– Under(over) provision in prior years	669	(1,060)
	136,211	144,964
Deferred tax (note 24)		
– Current year	26,239	43,469
	<b>162,450</b>	<b>188,433</b>

Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profits for both years.

The income taxes for the year can be reconciled to the (loss) profit before tax and distribution to unitholders as follows:

	2024 HK\$'000	2023 HK\$'000
(Loss) profit before tax and distribution to unitholders	(1,924,124)	409,049
Tax at the domestic income tax rate of 16.5%	(317,480)	67,493
Tax effect of income not taxable for tax purpose	(7,345)	(10,694)
Tax effect of expenses not deductible for tax purpose	490,742	121,251
Tax effect of share of results of a joint venture	(4,136)	11,443
Under(over) provision in prior years	669	(1,060)
<b>Income taxes for the year</b>	<b>162,450</b>	<b>188,433</b>

## 14. Basic (Loss) Earnings Per Unit

The calculation of the basic (loss) earnings per unit before distribution to unitholders is based on the loss for the year before distribution to unitholders of HK\$2,086,574,000 (2023: profit for the year before distribution to unitholders of HK\$220,616,000) with the weighted average number of units of 6,060,689,955 (2023: 6,000,561,857) in issue during the year, taking into account the units issuable as Manager's fee for its service for each of the years ended 31 December 2024 and 2023.

There were no dilutive potential units in issue during the years ended 31 December 2024 and 2023, therefore the diluted (loss) earnings per unit has not been presented.

# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 15. Investment Properties

	2024 HK\$'000	2023 HK\$'000
FAIR VALUE		
At the beginning of the year	62,949,800	63,555,000
Additions during the year	53,430	36,177
Decrease in fair value	(2,899,430)	(641,377)
<b>At the end of the year</b>	<b>60,103,800</b>	<b>62,949,800</b>

The fair value of the Group's investment properties at 31 December 2024 and 31 December 2023 has been arrived at on the basis of valuation carried out by Knight Frank Petty Limited and Cushman & Wakefield Limited respectively, both are independent qualified professional valuers not connected to the Group.

The valuation was arrived by using the Income Capitalisation Approach which is a method of valuation whereby the existing rental income of all lettable units of the property are capitalised for their respective unexpired terms of contractual tenancies whilst vacant units are assumed to be let at its current market rent as at the end of the reporting period. Upon the expiry of the existing tenancy, each of the leased area is assumed to be let at the market rent as at the end of the reporting period, which is in turn capitalised at the market yield as expected by investors for the period which the property is held with expectations of renewal of Government lease upon its expiry. The capitalisation rate adopted is made by reference to the yields achieved in analysed market sales transactions and the valuer's knowledge of the market expectation from property investors. The expected return reflects implicitly the quality of the investment, the expectation of the potential for future rental growth and capital appreciation, operating cost, risk factor and the like. In estimating the fair value of the investment properties, the highest and best use of the properties is their current use.

The Group's property interests held under leases, which are located in Hong Kong, are classified and accounted for as investment properties measured using the fair value model.

The Group leases the three investment properties, namely Three Garden Road, Langham Place Office Tower and Langham Place Mall, for generating rental income. Further details of the lease arrangements are set out in note 30.

## 15. Investment Properties (Continued)

The following table gives information about how the fair values of these investment properties are determined (in particular, the valuation techniques and inputs used), as well as the fair value hierarchy into which the fair value measurements are categorised (Levels 1 to 3) based on the degree to which the inputs to the fair value measurements is observable.

Investment properties held by the Group in the consolidated statement of financial position	Fair value hierarchy	Valuation techniques and key inputs	Significant unobservable inputs	Relationship of unobservable inputs to fair value	Sensitivity
<b>At 31 December 2024 and 2023</b>					
Three Garden Road	Level 3	Income capitalisation approach	Capitalisation rate, taking into account the capitalisation of rental income	The higher the capitalisation rate, the lower the fair value.	If the capitalisation rate to the valuation model is 50 basis points higher/lower, while all the other variables were held constant, the carrying value would decrease by approximately HK\$4,166 million (capitalisation rate of 4.2% for office and 4.85% for retail) and increase by approximately HK\$5,459 million (capitalisation rate of 3.2% for office and 3.85% for retail) respectively (2023: decrease by approximately HK\$4,509 million (capitalisation rate of 4.2% for office and 4.85% for retail) and increase by approximately HK\$5,911 million (capitalisation rate of 3.2% for office and 3.85% for retail) respectively).
		The key inputs are:	potential, nature of the property, prevailing market condition, of 3.7% for office and 4.35% for retail (2023: 3.7% for office and 4.35% for retail).		
		(i) capitalisation rate; and			
		(ii) market rent per square foot	Market rent, taking into account direct market comparables within the property.	The higher the market rent, the higher the fair value.	If the monthly rent to the valuation model is 5% higher/lower, while all other variables were held constant, the carrying value would increase by approximately HK\$1,676 million and decrease by approximately HK\$1,680 million, respectively (2023: increase by approximately HK\$1,813 million and decrease by approximately HK\$1,814 million, respectively).



## 16. Notes Receivables

	2024 HK\$'000	2023 HK\$'000
Notes receivables	165,614	220,095
Less: Allowance for credit losses	(119,464)	(120,207)
	<b>46,150</b>	<b>99,888</b>
Analysed for reporting purpose:		
Shown under non-current assets	46,150	46,114
Shown under current assets	–	53,774
	<b>46,150</b>	<b>99,888</b>

As at 31 December 2024, the Group held unsecured bonds with aggregate carrying amounts of HK\$46,150,000 (2023: HK\$99,888,000), which are denominated in United States dollar (“US\$”) with nominal values ranging from US\$1,000,000 to US\$3,000,000 (2023: US\$1,000,000 to US\$6,860,000). The unsecured bonds bear interest at fixed interest rates ranging from 1.500% to 3.625% (2023: 1.500% to 4.875%) per annum and have maturity dates ranging from January 2026 to May 2026 (2023: May 2024 to May 2026).

Included in the carrying amount of notes receivables as at 31 December 2024 is accumulated allowance for credit losses of HK\$119,464,000 (2023: HK\$120,207,000). Details of impairment assessment of notes receivables are set out in note 33.

## 17. Interests in a Joint Venture

	2024 HK\$'000	2023 HK\$'000
Cost of investments in a joint venture (note)	341,743	282,818
Share of post-acquisition results and other comprehensive income	(67,359)	(93,790)
	<b>274,384</b>	<b>189,028</b>

Note: Included an amount due from a joint venture of HK\$341,743,000 (2023: HK\$282,818,000) which is denominated in Great Britain Pound (“GBP”) and in substance form part of the Group’s net investment in the joint venture. This amount is unsecured and non-interest bearing.

# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 17. Interests in a Joint Venture (Continued)

On 9 April 2021, the Group entered into a shareholders' agreement in relation to Athene Investment (BVI) Limited ("Athene Investment") with Wing Tai Properties Limited (being a connected person of the Group under 8.1(f) of the REIT Code) and other independent third parties. Athene Investment was established as a joint venture for the purpose of acquiring 100% of the entire share capital of HPREF Athene Investment S.à r.l., a company incorporated and existing under the laws of Luxembourg and directly holds the leasehold interests in the property situated at 66 Shoe Lane, London EC4A 3BQ (formerly known as Athene Place).

Details of the Group's joint venture at the end of the reporting period are as follows:

Name of joint venture	Form of business structure	Place of registration	Paid up registered capital	Effective interest held by the Group		Principal activity
				As at 31 December 2024	As at 31 December 2023	
Athene Investment	Limited company	British Virgin Islands	US\$100	27%	27%	Investment holding of a subsidiary which is engaged in property investment

The Group's interests in a joint venture are accounted for using the equity method in the consolidated financial statements.

The summarised financial information in respect of Athene Investment at 31 December 2024 is set out below. The summarised financial information below represents amounts shown in Athene Investment's financial statements prepared in accordance with HKFRSs.

### Athene Investment

	2024 HK\$'000	2023 HK\$'000
Current assets	119,830	124,615
Non-current assets	2,064,699	2,070,280
Current liabilities	30,734	1,479,889
Non-current liabilities	1,137,559	14,903
The above amounts of assets and liabilities include the following:		
Investment properties	1,783,394	1,818,403
Cash and cash equivalents	81,533	74,896
Current financial liabilities (excluding trade and other payable and provisions)	–	1,442,388
Non-current financial liabilities (excluding trade and other payable and provisions)	1,137,559	14,903



## 17. Interests in a Joint Venture (Continued)

### Athene Investment (Continued)

	2024 HK\$'000	2023 HK\$'000
Net property income	89,998	86,994
Profit (loss) for the year	92,836	(256,858)
Total comprehensive income (expense) for the year	92,836	(256,858)
The above profit (loss) for the year includes the following:		
Interest (expense) income, after accounting for interest rate swaps	(11,703)	4,313
Income tax expense	(28,383)	(6,792)

Reconciliation of the above summarised financial information to the carrying amount of the interest in the joint venture recognised in the consolidated financial statements:

	2024 HK\$'000	2023 HK\$'000
Net assets of Athene Investment	1,016,236	700,103
Proportion of the Group's ownership interest in Athene Investment	27%	27%
Carrying amount of the Group's interest in Athene Investment	274,384	189,028

# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 18. Trade and Other Receivables

	2024 HK\$'000	2023 HK\$'000
Trade receivables	38,620	37,544
Less: Allowance for credit losses	(6,162)	(6,162)
	32,458	31,382
Deferred lease receivables	78,439	76,139
Deposits, prepayments and other receivables	89,193	88,744
Less: Allowance for credit losses	(3,811)	(3,835)
	85,382	84,909
	<b>196,279</b>	<b>192,430</b>

Rental receivables from tenants, which are included in trade receivables, are payable on presentation of invoices. The collection is closely monitored to minimise any credit risk associated with these receivables.

Ageing analysis of the Group's trade receivables net of allowance for credit loss presented based on the invoice date at the end of the reporting period is as follows:

	2024 HK\$'000	2023 HK\$'000
0 – 3 months	9,214	17,379
3 – 6 months	14,399	2,161
Over 6 months	8,845	11,842
	<b>32,458</b>	<b>31,382</b>

At the reporting date, the Group has not provided any allowance for trade receivables of HK\$32,458,000 (2023: HK\$31,382,000) as there has not been a significant change in credit quality and the amounts are still considered recoverable with most of the balance covered by deposit received.

As at 31 December 2023, debtors with aggregate carrying amount of HK\$7,342,000, included in the Group's trade receivable balance were under deferring lease payment arrangements. The amount was fully settled during the year ended 31 December 2024.

Details of impairment assessment of trade and other receivables are set out in note 33.

## 19. Short-term Bank Deposits and Bank Balances and Cash

	2024 HK\$'000	2023 HK\$'000
Short-term bank deposits with original maturity of more than three months	–	<b>82,196</b>
Bank balances and cash	100,351	79,779
Short-term bank deposits with original maturity of less than three months	625,866	818,607
Bank balances and cash	<b>726,217</b>	<b>898,386</b>
	<b>726,217</b>	<b>980,582</b>

Short-term bank deposits and bank balances and cash are denominated in the following currencies:

	2024 HK\$'000	2023 HK\$'000
HK dollar	504,971	758,924
US dollar	219,413	219,720
GBP	1,833	1,938
	<b>726,217</b>	<b>980,582</b>

Cash at banks carry interest at prevailing market rates. Short-term bank deposit with original maturity of less than three months carry interest at a market rate ranging from 4.63% to 5.19% (2023: 5.30% to 5.99%) per annum. Short-term bank deposit with original maturity of more than three months carry interest at a market rate ranging from 5.41% to 5.79% per annum as at 31 December 2023.

# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 20. Trade and Other Payables

	2024 HK\$'000	2023 HK\$'000
Trade payables	168,648	136,695
Rental received in advance	68,347	48,431
Other payables and accruals (note (i))	253,820	266,891
Accrued stamp duty (note (ii))	963,475	963,475
	<b>1,454,290</b>	<b>1,415,492</b>

Notes:

- (i) As at 31 December 2024, manager's fee payable of HK\$105,320,000 (2023: HK\$115,511,000) is included in other payables and accruals.
- (ii) The accrual for stamp duty is based on the current stamp duty rate of 4.25% (2023: 4.25%) and the stated consideration of HK\$22,670,000,000 in the property sale and purchase agreements for the legal assignment of the investment properties which Champion REIT acquired the property interest in Three Garden Road upon listing.

Ageing analysis of trade payables presented based on the invoice date at the end of the reporting period is as follows:

	2024 HK\$'000	2023 HK\$'000
0 – 3 months	168,648	136,695

## 21. Derivative Financial Instruments

	2024 HK\$'000	2023 HK\$'000
<b>Derivative as assets</b>		
Designated as cash flow hedge		
– interest rate swaps (note i)	1,503	45,895
	<b>1,503</b>	<b>45,895</b>
Analysed for reporting purpose:		
Shown under current assets	–	45,895
Shown under non-current assets	1,503	–
	<b>1,503</b>	<b>45,895</b>
<b>Derivative as liabilities</b>		
Designated as cash flow hedge		
– interest rate swaps (note i)	12,901	23,183
– cross currency swaps (note ii)	90,638	84,748
	<b>103,539</b>	<b>107,931</b>
Analysed for reporting purpose:		
Shown under current liabilities	–	–
Shown under non-current liabilities	103,539	107,931
	<b>103,539</b>	<b>107,931</b>

Notes:

(i) Interest rate swaps

As at 31 December 2024 and 2023, the Group entered into interest rate swap contracts to minimise its exposure to fluctuations in interest rates of its bank borrowings which bear interest at a floating rate of Hong Kong Interbank Offered Rate (“HIBOR”) plus 0.88% to 0.89% per annum (2023: HIBOR plus 0.88% to 0.95% per annum). The critical terms of the interest rate swaps and the corresponding bank borrowings are identical and the Manager considered that the interest rate swap contracts were highly effective hedging instruments and qualified as cash flow hedges.

	2024	2023
Carrying amount – (liabilities) assets (HK\$'000)	(11,398)	22,712
Notional amount (HK\$'000)	2,000,000	3,900,000
Maturity date	29 June 2026 to 28 June 2027	28 June 2024 to 29 June 2026
Change in fair value of outstanding instruments during the year (HK\$'000)	18,219	21,503
Change in value of hedged item used to determine hedge effectiveness during the year (HK\$'000)	(18,219)	(21,503)
Weighted average swap rate per annum (before interest margin)	3.89%	2.07%

# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 21. Derivative Financial Instruments (Continued)

Notes: (Continued)

(ii) Cross currency swaps

As at 31 December 2024 and 2023, the Group entered into cross currency swap contracts to minimise its exposure to fluctuations in foreign currency exchange rates and interest rate of certain of its medium term notes denominated in US\$. The critical terms of the cross currency swaps and the corresponding medium term notes are identical and the Manager considered that the cross currency swaps were highly effective hedging instruments and qualified as cash flow hedges.

	2024	2023
Carrying amount – liabilities (HK\$'000)	(90,638)	(84,748)
Notional amount (US\$'000)	300,000	300,000
Maturity date	15 June 2030	15 June 2030
Change in fair value of hedging instruments during the year (HK\$'000)	(6,060)	(85,534)
Change in value of hedged item used to determine hedge effectiveness during the year (HK\$'000)	6,060	85,534
Weighted average exchange rate (US\$: HK\$)	7.8176	7.8176

(iii) Hedging reserve

	Interest rate swaps HK\$'000	Cross currency swaps HK\$'000	Total hedging reserves HK\$'000
As at 1 January 2023	71,429	(18,172)	53,257
Fair value adjustments on interest rate swaps and cross currency swaps designated at cash flow hedge	21,503	(85,534)	(64,031)
Reclassification of fair value adjustment to profit or loss	(85,453)	20,844	(64,609)
Deferred tax related to fair value adjustments recognised in other comprehensive income	10,460	–	10,460
<b>As at 31 December 2023</b>	<b>17,939</b>	<b>(82,862)</b>	<b>(64,923)</b>
Fair value adjustments on interest rate swaps and cross currency swaps designated at cash flow hedge	18,219	(6,060)	12,159
Reclassification of fair value adjustment to profit or loss	(51,590)	14,490	(37,100)
Deferred tax related to fair value adjustments recognised in other comprehensive income	5,629	–	5,629
<b>As at 31 December 2024</b>	<b>(9,803)</b>	<b>(74,432)</b>	<b>(84,235)</b>

The fair values of the above derivatives are based on the valuations provided by the counterparty financial institutions and measured at the present value of future cash flows estimated and discounted based on the applicable yield curves derived from quoted interest rates.

## 22. Bank Borrowings

	2024 HK\$'000	2023 HK\$'000
Unsecured term loan	7,904,000	8,542,635
Unsecured revolving loan	2,710,000	2,000,000
	10,614,000	10,542,635
Less: Unamortised front-end fees	(51,815)	(47,099)
	<b>10,562,185</b>	<b>10,495,536</b>
The maturity of bank borrowings is as follows:		
<b>Shown under current liabilities:</b>		
Within 1 year	<b>428,241</b>	<b>4,958,536</b>
<b>Shown under non-current liabilities:</b>		
After 1 year but within 2 years	992,392	425,926
After 2 years but within 5 years	9,141,552	5,111,074
	<b>10,133,944</b>	<b>5,537,000</b>
	<b>10,562,185</b>	<b>10,495,536</b>

As at 31 December 2024, total committed loan facilities amounted to HK\$14,345,000,000 (2023: HK\$14,400,000,000), out of which HK\$10,614,000,000 (2023: HK\$10,542,635,000) were drawn and outstanding. All bank borrowings are unsecured and denominated in Hong Kong dollars and bear interest at a floating rate of HIBOR plus margins ranging from 0.83% to 0.94% per annum (2023: 0.85% to 0.95% per annum). The Group also entered into interest rate swaps, details of which are set out in note 21, to hedge the interest rate risk of the bank borrowings.

Champion REIT has provided guarantees for all the facilities.

As at 31 December 2024, unsecured revolving loan of HK\$2,710,000,000 (2023: HK\$1,972,428,000) was classified as non-current liabilities as the Group has the right, at the end of the reporting period, to roll over the obligation for at least twelve months after the reporting period. The related revolving loan facilities are to be expired after one year from the end of the reporting period. The Group is required to comply with the certain conditions precedent as stipulated in the respective loan agreements upon each utilisation.



# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 23. Medium Term Notes

	2024 HK\$'000	2023 HK\$'000
Medium term notes	3,829,050	4,043,540
Origination fees	(23,589)	(29,923)
	<b>3,805,461</b>	<b>4,013,617</b>
The maturity of medium term notes is as follows:		
<b>Shown under current liabilities:</b>		
Within 1 year	<b>1,223,585</b>	<b>199,985</b>
<b>Shown under non-current liabilities:</b>		
After 1 year but within 2 years	–	1,221,110
After 2 years but within 5 years	274,874	274,838
After 5 years	2,307,002	2,317,684
	<b>2,581,876</b>	<b>3,813,632</b>
	<b>3,805,461</b>	<b>4,013,617</b>

Champion REIT has provided guarantees for all the issued medium term notes. The major terms of the issued medium term notes are set out below:

### As at 31 December 2024

Principal amount	Coupon rate (per annum)
US\$300,000,000	2.95%
HK\$1,500,000,000	Fixed rates ranging from 2.85% to 4.00%

### As at 31 December 2023

Principal amount	Coupon rate (per annum)
US\$300,000,000	2.95%
HK\$1,700,000,000	Fixed rates ranging from 2.75% to 4.00%

The Group also entered into cross currency swaps, details of which are set out in note 21, to hedge the currency risk of the medium term notes denominated in USD.

## 24. Deferred Tax Liabilities

The followings are the major component of deferred tax liabilities and assets recognised and the movements thereon during the year:

	Accelerated tax depreciation HK\$'000	Hedging instrument HK\$'000	Tax losses HK\$'000	Total HK\$'000
As at 1 January 2023	737,662	14,207	(5,891)	745,978
Charge to consolidated income statement during the year	39,345	–	4,124	43,469
Credit to consolidated statement of comprehensive income during the year	–	(10,460)	–	(10,460)
<b>As at 31 December 2023</b>	<b>777,007</b>	<b>3,747</b>	<b>(1,767)</b>	<b>778,987</b>
Charge (credit) to consolidated income statement during the year	27,333	–	(1,094)	26,239
Credit to consolidated statement of comprehensive income during the year	–	(5,629)	–	(5,629)
<b>As at 31 December 2024</b>	<b>804,340</b>	<b>(1,882)</b>	<b>(2,861)</b>	<b>799,597</b>

For the purposes of presentation in the consolidated statement of financial position, deferred tax assets and liabilities have been offset and shown under non-current liabilities.

As at 31 December 2024, the Group has unutilised tax losses amounting to HK\$492,592,000 (2023: HK\$485,965,000) available to offset against future profits. A deferred tax asset has been recognised in respect of HK\$17,339,000 (2023: HK\$10,712,000) of such losses. No deferred tax asset has been recognised in respect of the remaining HK\$475,253,000 (2023: HK\$475,253,000) due to unpredictability of future profit stream. Tax losses may be carried forward indefinitely.

## 25. Issued Units

	Number of units	HK\$'000
Balance at 1 January 2023	5,973,675,590	24,974,678
Payment of Manager's fee through issuance of new units during the year (note (i))	40,058,941	120,243
<b>Balance at 31 December 2023</b>	<b>6,013,734,531</b>	<b>25,094,921</b>
Payment of Manager's fee through issuance of new units during the year (note (i))	67,080,154	115,735
<b>Balance at 31 December 2024</b>	<b>6,080,814,685</b>	<b>25,210,656</b>

# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 25. Issued Units (Continued)

Note:

(i) Details of units issued during the year as payment of Manager's fee are as follows:

Issue date	Payment of the Manager's fees for the period	Issue price per unit determined based on the Trust Deed HK\$	Number of units issued	Aggregate issue price HK\$'000
<b>In 2024</b>				
7 March 2024	1.7.2023 to 31.12.2023	1.616	35,739,837	57,756
3 September 2024	1.1.2024 to 30.6.2024	1.850	31,340,317	57,979
			<b>67,080,154</b>	<b>115,735</b>
<b>In 2023</b>				
13 March 2023	1.7.2022 to 31.12.2022	3.519	17,006,654	59,846
5 September 2023	1.1.2023 to 30.6.2023	2.620	23,052,287	60,397
			40,058,941	120,243

## 26. Major Non Cash Transactions

During the year ended 31 December 2024, 67,080,154 (2023: 40,058,941) units were issued as payment for the Manager's fee amounted to HK\$115,735,000 (2023: HK\$120,243,000).

## 27. Net Asset Value Per Unit

The net asset value per unit is calculated by dividing the net assets attributable to unitholders as at 31 December 2024 of HK\$43,552,237,000 (2023: HK\$46,415,198,000) by the number of units in issue of 6,080,814,685 as at 31 December 2024 (2023: 6,013,734,531).

## 28. Net Current Liabilities

At 31 December 2024, the Group's net current liabilities, calculated as current liabilities less current assets, amounted to HK\$3,254,644,000 (2023: HK\$6,532,194,000).

## 29. Total Assets Less Current Liabilities

At 31 December 2024, the Group's total assets less current liabilities amounted to HK\$57,171,193,000 (2023: HK\$56,652,748,000).

## 30. Operating Lease Commitments

At 31 December 2024 and 2023, undiscounted lease payments receivable on leases are as follows:

	2024 HK\$'000	2023 HK\$'000
Within one year	1,649,161	1,757,346
In the second year	875,964	1,157,777
In the third year	474,379	358,159
In the fourth year	166,101	59,949
In the fifth year	71,182	18,707
Over five years	45,869	5,267
	<b>3,282,656</b>	<b>3,357,205</b>

The properties held had committed leases usually running for two to six years and rentals are predetermined at fixed amounts except for certain leases of which variable rentals are charged based on the percentage of sales. Variable rental income of HK\$196,452,000 (2023: HK\$225,330,000) was received for the year.

Certain lease payments receivable are calculated based on the estimated market rent to be received from the contracted tenants during specified time intervals of the contracted period as stipulated in the lease agreement.

The Group is not exposed to foreign currency risk as a result of the lease arrangements, as all leases are denominated in the respective functional currencies of group entities. The lease contracts do not contain residual value guarantee and/or lessee's option to purchase the property at the end of lease term.

## 31. Capital Commitment

As at 31 December 2024, the Group had capital commitments for upgrading investment properties which were contracted but not provided for of approximately HK\$5,406,000 (2023: HK\$11,330,000).

# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 32. Connected and Related Party Transactions

During the year, the Group entered into the following transactions with connected and related parties:

	Notes	2024 HK\$'000	2023 HK\$'000
<i>Rental income</i>			
Artisan International Limited	(a) & (b)	797	797
Eagle Asset Management (CP) Limited	(a) & (b)	653	663
Eagle Property Management (CP) Limited	(a) & (b)	8,514	6,991
Keysen Property Management Services Limited	(a) & (b)	6,958	6,861
Magic Energy Limited	(a) & (b)	8,560	8,560
Tonkichi (HK) Limited	(a) & (b)	2,766	2,305
<i>Interest income</i>			
HSBC Group <sup>1,3</sup>	(c)	17,844	17,201
<i>Building management fee income</i>			
Artisan International Limited	(a) & (b)	170	162
Eagle Asset Management (CP) Limited	(a) & (b)	88	83
Eagle Property Management (CP) Limited	(a) & (b)	1,265	978
Keysen Property Management Services Limited	(a) & (b)	991	948
Magic Energy Limited	(a) & (b)	1,411	1,370
Tonkichi (HK) Limited	(a) & (b)	494	391
<i>Rental related income</i>			
Artisan International Limited	(a) & (b)	29	29
Eagle Asset Management (CP) Limited	(a) & (b)	26	–
Eagle Property Management (CP) Limited	(a) & (b)	67	25
Keysen Property Management Services Limited	(a) & (b)	120	167
Longworth Management Limited	(a) & (b)	–	9
Tonkichi (HK) Limited	(a) & (b)	71	59
<i>Building management expenses and car park operating cost reimbursement</i>			
Keysen Property Management Services Limited	(a) & (d)	324,968	313,762
Longworth Management Limited	(a) & (d)	57,104	55,503
<i>Other operating expenses</i>			
Best Come Limited	(a) & (d)	13,266	13,419
<i>Property and lease management service fee</i>			
Eagle Property Management (CP) Limited	(a) & (e)	64,933	69,736
<i>Marketing service fee (included under rental commission)</i>			
Eagle Property Management (CP) Limited	(a) & (f)	17,035	26,645
<i>Repairs and maintenance and improvement works contracted to</i>			
Keysen Engineering Company, Limited	(a) & (g)	6,197	3,826
Selex Engineering Services Limited	(a) & (g)	1,993	3,539
Toptech Co. Limited	(a) & (g)	325	–

## 32. Connected and Related Party Transactions (Continued)

	Notes	2024 HK\$'000	2023 HK\$'000
<i>Repairs and maintenance fee and improvement works</i>			
Keysen Engineering Company, Limited	(a) & (g)	<b>5,595</b>	4,167
Selex Engineering Services Limited	(a) & (g)	<b>1,993</b>	1,286
Toptech Co. Limited	(a) & (g)	<b>1,156</b>	169
<i>Promotion expenses</i>			
Keysen Engineering Company, Limited	(a) & (g)	<b>59</b>	4
Cordis, Hong Kong	(a) & (g)	<b>4</b>	180
<i>Property miscellaneous expenses</i>			
Cordis, Hong Kong	(a) & (g)	<b>219</b>	134
Keysen Property Management Services Limited	(a) & (g)	<b>4</b>	2
Selex Engineering Services Limited	(a) & (g)	<b>–</b>	16
<i>Trustee's fee and other expenses</i>			
HSBC Institutional Trust Services (Asia) Limited <sup>3</sup>	(c)	<b>8,039</b>	8,267
HSBC Group <sup>1,3</sup>	(c)	<b>320</b>	372
<i>Manager's fee</i>			
Eagle Asset Management (CP) Limited	(a) & (h)	<b>221,279</b>	236,305
<i>Finance costs</i>			
HSBC Group <sup>1,3</sup>	(c) & (i)	<b>92,460</b>	151,539

# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 32. Connected and Related Party Transactions (Continued)

Balances with connected and related parties are as follows:

	Notes	2024 HK\$'000	2023 HK\$'000
<i>Amount due from (included in trade and other receivables)</i>			
Best Come Limited	(a) & (j)	<b>4,068</b>	–
Keysen Engineering Company, Limited	(a) & (j)	<b>266</b>	266
Keysen Property Management Services Limited	(a) & (j)	<b>24,069</b>	28,071
Longworth Management Limited	(a) & (j)	<b>15,311</b>	15,311
Selex Engineering Services Limited	(a) & (j)	<b>125</b>	–
Toptech Co., Limited	(a) & (j)	<b>416</b>	1,246
<i>Amount due to (included in trade and other payables)</i>			
Best Come Limited	(a) & (j)	<b>17,620</b>	4,206
Eagle Asset Management (CP) Limited	(a) & (j)	<b>105,320</b>	115,511
Eagle Property Management (CP) Limited	(a) & (j)	<b>21,041</b>	14,101
Selex Engineering Services Limited	(a) & (j)	<b>3,476</b>	2,519
Keysen Property Management Services Limited	(a) & (j)	<b>10,549</b>	5,658
Keysen Engineering Company, Limited	(a) & (j)	<b>4,746</b>	2,365
Toptech Co., Limited	(a) & (j)	<b>353</b>	1,274
<i>Deposits placed with the Group for the lease of the Group's properties</i>			
Artisan International Limited	(a)	<b>578</b>	578
Eagle Asset Management (CP) Limited	(a)	<b>120</b>	119
Eagle Property Management (CP) Limited	(a) & (k)	<b>998</b>	998
Keysen Property Management Services Limited	(a)	<b>1,741</b>	1,725
Magic Energy Limited	(a)	<b>1,342</b>	1,342
Tonkichi (HK) Limited	(a)	<b>1,811</b>	1,811

Other than the above balances and amount due from a joint venture as disclosed in note 17, the Group has no other related company balances.



## 32. Connected and Related Party Transactions (Continued)

Notes:

- (a) These companies are the subsidiaries or associates directly or indirectly held by Great Eagle, a significant unitholder of Champion REIT.
- (b) Rental income, building management fee income and rental related income are based on the prevailing market rates.
- (c) These companies are the Trustee or associates<sup>2</sup> of the Trustee.
- (d) Building management expenses, carpark operating cost reimbursement and other operating expenses are based on the relevant agreements which are conducted at normal commercial terms.
- (e) Under the property management agreement dated 26 April 2006 between the REIT Manager and Eagle Property Management (CP) Limited (the "Property Manager"), the Property Manager will receive from each of the property holding subsidiaries a fee of 3% per annum of gross property revenue for the provision of property and lease management services. Gross property revenue means the amount equivalent to the gross revenue less charge-out collections.
- (f) For the marketing services, the property holding subsidiaries will pay the Property Manager the following commissions:
  - one month's base rent for securing a tenancy of three years or more;
  - one-half month's base rent for securing a tenancy of less than three years;
  - one-half month's base rent for securing a renewal of tenancy irrespective of duration of the renewal term; and
  - 10% of the total licence fee for securing a licence for duration of less than 12 months.
- (g) Repairs and maintenance and improvement works contracted to connected parties, promotion expenses and property miscellaneous expenses are conducted based on normal commercial terms. Repairs and maintenance fee are charged to consolidated income statement after setting off with forbearance fee (if any) received from tenants.
- (h) The Manager's fee is calculated at 12% of the net property income provided that Champion REIT achieves net property income of HK\$200 million (including the share of net property income arising from the property held by a joint venture) for each of the six months period ended 30 June 2024 and 31 December 2024.
- (i) Interest expense is calculated at prevailing market rates on outstanding loans amount.
- (j) The amounts due from and due to connected and related parties are unsecured, interest-free and have no fixed repayment terms.
- (k) A bank guarantee of HK\$1,434,000 (2023: HK\$1,078,000) was received in lieu of deposit.

<sup>1</sup> HSBC Group means The Hongkong and Shanghai Banking Corporation Limited and its subsidiaries and, unless otherwise expressly stated herein, excludes the Trustee and its proprietary subsidiaries.

<sup>2</sup> As defined in the REIT Code.

<sup>3</sup> Connected party transactions as defined in the REIT Code.

# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 33. Financial Instruments

### (a) Categories of financial instruments

	2024 HK\$'000	2023 HK\$'000
<b>Financial assets</b>		
<i>Derivative instruments in designated hedge accounting relationships</i>		
Interest rate swaps	1,503	45,895
<i>Financial assets at amortised costs</i>		
Notes receivables	46,150	99,888
Trade and other receivables	38,940	37,894
Amount due from a joint venture	341,743	282,818
Short-term bank deposits	–	82,196
Bank balances and cash	726,217	898,386
	<b>1,153,050</b>	<b>1,401,182</b>
<b>Financial liabilities</b>		
<i>Derivative instruments in designated hedge accounting relationships</i>		
Cross currency swaps	90,638	84,748
Interest rate swaps	12,901	23,183
	<b>103,539</b>	<b>107,931</b>
<i>Financial liabilities at amortised costs</i>		
Trade and other payables	260,150	248,873
Rental deposits received	532,573	551,255
Distribution payable	372,484	454,408
Bank borrowings	10,562,185	10,495,536
Medium term notes	3,805,461	4,013,617
	<b>15,532,853</b>	<b>15,763,689</b>

### 33. Financial Instruments (Continued)

#### (b) Financial risks management objectives and policies

The Group's major financial instruments include bank borrowings, medium term notes, notes receivables, trade and other receivables, amount due from a joint venture, bank balances and cash, short-term bank deposits, trade and other payables, rental deposits received, distribution payable and derivative financial instruments. Details of the financial instruments are disclosed in respective notes. The risks associated with these financial instruments include currency risk, interest rate risk, other price risk, credit risk and liquidity risk. The policies on how to mitigate these risks are set out below. Management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

#### (i) Currency risk

The Group has certain medium term notes denominated in a foreign currency (i.e. US\$) which expose the Group to foreign currency risk. The Group manages its foreign currency risk by entering into cross currency swaps to hedge against its exposures to changes in foreign exchange rate on part of its medium term notes amounted to US\$300,000,000 (2023: US\$300,000,000). The cross currency swaps are designated as effective hedging instruments and hedge accounting is used (see note 21 for details). The Group reviewed the continuing effectiveness of hedging instruments at least at the end of each reporting period. The Group mainly uses regression analysis and comparison of change in fair value of the hedging instruments and the hedged items for assessing the hedge effectiveness. As the foreign currency risk of its medium term notes is hedged, no sensitivity analysis has been prepared accordingly.

The carrying amount of the Group's foreign currency denominated monetary assets and liabilities (except for the medium term notes of US\$300,000,000 (2023: US\$300,000,000) as mentioned above) at the end of reporting period are as follows:

	Assets		Liabilities	
	2024 HK\$'000	2023 HK\$'000	2024 HK\$'000	2023 HK\$'000
US\$	265,563	319,608	–	–
GBP	343,576	284,756	–	–

# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 33. Financial Instruments (Continued)

### (b) Financial risks management objectives and policies (Continued)

#### (i) *Currency risk (Continued)*

##### *Sensitivity analysis*

The following table details the Group's sensitivity to a 10% increase and decrease in the Hong Kong dollars against the relevant foreign currencies. As Hong Kong dollars are pegged to US\$, no material currency risk is expected on US\$ denominated monetary assets and liabilities and no sensitivity analysis has been prepared accordingly. 10% is the sensitivity rate used when reporting foreign currency risk internally to key management personnel and represents management's assessment of the reasonably possible change in foreign exchange rate. The sensitivity analysis includes only outstanding foreign currency denominated monetary items and adjusts their translation at the period end for a 10% change in foreign currency rate. A positive number below indicates an increase in profit or loss and other comprehensive income where Hong Kong dollars weaken 10% against the relevant currency. For a 10% strengthening of Hong Kong dollars against the relevant currency, there would be an equal and opposite impact on the profit or loss and other comprehensive income for the year, and the balances below would be negative.

	GBP impact	
	2024 HK\$'000	2023 HK\$'000
Profit or loss	183	194
Other comprehensive income	34,174	28,281

In management's opinion, the sensitivity analysis is unrepresentative of the inherent foreign exchange risk as the year end exposure does not reflect the exposure during the year.

#### (ii) *Interest rate risk*

The Group is exposed to cash flow and fair value interest rate risks in relation to non-derivative financial assets and liabilities. The Group's cash flow interest rate risk is mainly concentrated on the fluctuations of HIBOR arising from the Group's variable-rate bank borrowings (see note 22 for details). The Group is also exposed to fair value interest rate risk in relation to its short-term bank deposits, notes receivables and medium term notes.

The Group manages its interest rate risk for the medium term notes by entering into cross currency swaps to hedge against its exposures to interest rate on certain medium term notes as detailed above.

The Group manages its interest rate risk for variable-rate bank borrowings by entering into interest rate swaps to hedge against its exposures to interest rate on certain variable-rate bank borrowings. The Manager will continue to monitor the interest rate risk to the Group and take further actions by entering interest rate swaps to hedge against any foreseeable interest rate exposure, if necessary.

## 33. Financial Instruments (Continued)

### (b) Financial risks management objectives and policies (Continued)

#### (ii) *Interest rate risk (Continued)*

##### *Sensitivity analysis*

The sensitivity analysis below has been determined based on the exposure to interest rates for non-derivatives instruments. For variable-rate term loans, the analysis is prepared assuming the amount of liability outstanding at the end of the reporting period was outstanding for the whole year. A 50 (2023: 50) basis point increase or decrease is used which represents the Manager's assessment of the reasonably possible change in interest rates.

If the interest rates have been higher or lower and all other variables were held constant, the Group's loss before tax and distribution to unitholders for the year ended 31 December 2024 would increase/decrease by HK\$43,070,000 (2023: profit before tax and distribution to unitholders would decrease/increase by HK\$33,213,000). This is mainly attributable to the Group's exposure to interest rates on its variable-rate term loans (which are not hedged and has an aggregate amount of HK\$8,614,000,000 (2023: HK\$6,642,635,000) as at 31 December 2024.

#### (iii) *Credit risk and impairment assessment*

As at 31 December 2024, the Group's maximum exposure to credit risk which will cause a financial loss to the Group due to failure to discharge an obligation by the counterparties is arising from the carrying amount of the respective recognised financial assets as stated in the consolidated statement of financial position.

The Manager has established credit limits for tenants and monitors their balances on an ongoing basis. Credit evaluations are performed by the Property Manager on behalf of the Manager before lease agreements are entered into with tenants. In addition, the Manager regularly reviews the recoverable amount of each individual trade debtor and the credit ratings of notes receivables to ensure that adequate impairment losses are recognised for irrecoverable debts. In this regard, the Manager considers that the Group's credit risk is significantly reduced.

The credit risk on liquid funds is limited because the counterparties are banks with high credit ratings assigned by international credit-rating agencies.

Other than concentration of credit risk on liquid funds which are deposited with several banks with high credit ratings, the Group has no significant concentration of credit risk, with exposure spread over a number of counterparties and customers.

The Manager has referenced to the credit-ratings assigned by international credit-rating agencies to assess the credit risk on notes receivables.

The credit risk on derivative financial instrument is limited because the counterparties are banks with external high credit rating assigned by international credit-rating agencies.

# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 33. Financial Instruments (Continued)

### (b) Financial risks management objectives and policies (Continued)

#### (iii) Credit risk and impairment assessment (Continued)

The Group's internal credit risk grading assessment comprises the following categories:

Internal credit rating	Description	Trade receivables and deferred lease receivables	Other financial assets
Low risk	The counterparty has a low risk of default and does not have any past-due amounts	Lifetime ECL – not credit-impaired	12m ECL
Watch list	Debtor frequently repays after due dates but usually settle in full	Lifetime ECL – not credit-impaired	12m ECL
Doubtful	There have been significant increase in credit risk since initial recognition through information developed internally or external resources	Lifetime ECL – not credit-impaired	Lifetime ECL – not credit-impaired
Loss	There is evidence indicating the asset is credit-impaired	Lifetime ECL – credit-impaired	Lifetime ECL – credit-impaired
Write-off	There is evidence indicating that the debtor is in severe financial difficulty and the Group has no realistic prospect of recovery	Amount is written off	Amount is written off

### 33. Financial Instruments (Continued)

#### (b) Financial risks management objectives and policies (Continued)

##### (iii) Credit risk and impairment assessment (Continued)

The tables below detail the credit risk exposures of the Group's financial assets and deferred lease receivables, which are subject to ECL assessment.

	Notes	External credit rating	Internal credit rating	12m or lifetime ECL	Gross carrying amount	
					2024 HK\$'000	2023 HK\$'000
<b>Financial assets</b>						
Notes receivables	16	BB- or above* Below BB-*	N/A N/A	12m ECL Lifetime ECL (credit-impaired)	46,150 119,464	99,888 120,207
					<b>165,614</b>	<b>220,095</b>
Trade receivables	18	N/A N/A	Watch list Loss (Note 2)	Lifetime ECL Lifetime ECL (credit-impaired)	32,458 6,162	31,382 6,162
					<b>38,620</b>	<b>37,544</b>
Other receivables	18	N/A N/A	Low risk Loss (Note 1)	12m ECL Lifetime ECL (credit-impaired)	6,482 3,811	6,512 3,835
					<b>10,293</b>	<b>10,347</b>
Amount due from a joint venture	17	N/A	Low risk (Note 1)	12m ECL	<b>341,743</b>	<b>282,818</b>
Short-term bank deposits and bank balances	19	Aa1 – Baa1	N/A	12m ECL	<b>726,217</b>	<b>980,582</b>
<b>Other item</b>						
Deferred lease receivables	18	N/A	Low risk (Note 2)	Lifetime ECL	<b>78,439</b>	<b>76,139</b>

\* or its equivalent

Notes:

- For the purposes of internal credit risk management, the Group uses past due information (if applicable) to assess whether credit risk has increased significantly since initial recognition.
- For trade receivables and deferred lease receivables, the Group has applied the simplified approach in HKFRS 9 to measure the loss allowance at lifetime ECL.



# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 33. Financial Instruments (Continued)

### (b) Financial risks management objectives and policies (Continued)

#### (iii) Credit risk and impairment assessment (Continued)

The trade receivables presented in the consolidated statement of financial position are net of allowances for credit losses. In determining the recoverability of a trade debtor, the Group considers any change in the credit quality of the trade debtor from the date credit was initially granted up to the reporting date.

Based on the ECL assessment, the credit exposures for all the financial assets except for the notes receivables and the related interest receivables, which are subject to ECL assessment, are considered as low risk because the counterparties have a low risk of default and does not have material past-due amounts. During the year ended 31 December 2023, net loss allowance provision of HK\$1,160,000 for trade debtors was recognised. There is no further loss allowance provision or reversal of previously recognised loss allowance provision for trade debtors during the year ended 31 December 2024.

For notes receivables and the related interest receivables (included in other receivables), the Group measures the credit risk by referencing to the credit-ratings of the issuers assigned by international credit-rating agencies. For notes receivables with gross carrying amount of HK\$46,150,000 (2023: HK\$99,888,000), the Manager considered that the credit risk is limited because the counterparties are listed entities with high credit-ratings of BB- (or its equivalent) or above or are with good repayment record. For the remaining notes receivables with gross carrying amount of HK\$119,464,000 (2023: HK\$120,207,000), the Group measures the loss allowance at lifetime ECL, in view of the significant deterioration in credit-ratings of the issuers or recent evidences for default payments. As at 31 December 2024, the Group has provided HK\$119,464,000 (2023: HK\$120,207,000) allowance for credit losses (lifetime (credit-impaired)) on notes receivables.

Based on the ECL assessment, the credit exposures for all other financial assets, which are subject to ECL assessment, are considered as low risk because the counterparties have a low risk of default and does not have material past-due amounts.

The following table shows the movement in lifetime ECL that has been recognised as trade debtors under the simplified approach.

	Lifetime ECL (not credit- impaired) HK\$'000	Lifetime ECL (credit impaired) HK\$'000	Total HK\$'000
At 1 January 2023	–	6,487	6,487
Write-off during the year	–	(1,485)	(1,485)
Increase in allowance recognised in profit or loss	–	1,160	1,160
<b>At 31 December 2023 and 31 December 2024</b>	<b>–</b>	<b>6,162</b>	<b>6,162</b>

The Group write-off a trade receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery.

### 33. Financial Instruments (Continued)

#### (b) Financial risks management objectives and policies (Continued)

##### (iii) Credit risk and impairment assessment (Continued)

The following tables show reconciliation of loss allowances that has been recognised for notes receivables.

	Lifetime ECL (not credit- impaired) HK\$'000	Lifetime ECL (credit impaired) HK\$'000	Total HK\$'000
At 1 January 2023	–	120,172	120,172
Exchange difference	–	35	35
<b>At 31 December 2023</b>	–	120,207	120,207
Exchange difference	–	(743)	(743)
<b>At 31 December 2024</b>	–	<b>119,464</b>	<b>119,464</b>

The following tables show reconciliation of loss allowances that has been recognised for other receivables.

	Lifetime ECL (not credit- impaired) HK\$'000	Lifetime ECL (credit impaired) HK\$'000	Total HK\$'000
At 1 January 2023	–	3,834	3,834
Exchange difference	–	1	1
<b>At 31 December 2023</b>	–	3,835	3,835
Exchange difference	–	(24)	(24)
<b>At 31 December 2024</b>	–	<b>3,811</b>	<b>3,811</b>

##### (iv) Liquidity and capital risk management

The Manager monitors and maintains a level of bank balances and cash deemed adequate to finance the Group's operations. In addition, the Manager observes the REIT Code issued by the Securities and Futures Commission of Hong Kong concerning limits on total borrowings and monitors the level of borrowings to be within the permitted limit.

The Group has bank balances and cash and short-term bank deposits of a total of HK\$726,217,000 (2023: HK\$980,582,000) as at 31 December 2024. In addition to the cash resources, the Group has available borrowing facilities amounting to HK\$14,345,000,000 (2023: HK\$14,400,000,000), of which HK\$10,614,000,000 (2023: HK\$10,542,635,000) was drawn as at 31 December 2024. The undrawn committed revolving credit facilities amounted to HK\$3,731,000,000 as at 31 December 2024 (2023: HK\$3,857,365,000).

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## 33. Financial Instruments (Continued)

### (b) Financial risks management objectives and policies (Continued)

#### (iv) Liquidity and capital risk management (Continued)

The Group has established a US\$1 billion guaranteed medium term note programme, under which unsecured notes may be issued from time to time in various currencies and amounts with fixed or floating rates to be set upon issuance of notes and will be guaranteed by the Trustee, in its capacity as trustee of Champion REIT. With effect from 12 May 2020, the programme limit under the Group's US\$1 billion guaranteed medium term note programme was increased to US\$2 billion. The Group issued an aggregate principal amount of approximately HK\$1,500,000,000 and US\$300,000,000 (2023: HK\$1,700,000,000 and US\$300,000,000) as at 31 December 2024.

The Group manages liquidity risk by maintaining adequate banking facilities as well as by continuously monitoring forecast and actual cash flows and matching the maturity profiles of financial assets and liabilities. As a result of the undrawn committed revolving credit facility of HK\$3,731,000,000 (2023: HK\$3,857,365,000) and a balance of approximately HK\$11,697,950,000 (2023: HK\$11,580,060,000) under the guaranteed medium term note programme available for issuance, the Manager considered that the liquidity risk of the Group can be reduced.

As at 31 December 2024, the Group's current liabilities exceeded its current assets by HK\$3,254,644,000 (2023: HK\$6,532,194,000). The Manager is of the opinion that, taking into account the presently available banking facilities and internal financial resources, the Group has sufficient working capital for its present requirement within one year from the end of the reporting period. Hence, the consolidated financial statements have been prepared on a going concern basis.

The Group also considers the cost of capital and the risks associated with the capital. The Group has to maintain a level of borrowings that shall not exceed 50% (2023: 50%) of the total gross asset value as required by the REIT Code. As at 31 December 2024, the gearing ratio was 23.7% (2023: 22.8%). The ratio is calculated as total borrowings (principal amounts of bank borrowings and medium term notes) divided by total gross assets (defined as total assets less distribution payable) of the Group.

#### *Liquidity and interest risk tables*

The following tables detail the Group's expected maturity for its non-derivative financial assets as well as the Group's remaining contractual maturity for its non-derivative financial liabilities.

### 33. Financial Instruments (Continued)

#### (b) Financial risks management objectives and policies (Continued)

##### (iv) Liquidity and capital risk management (Continued)

##### Liquidity and interest risk tables (Continued)

The tables below have been drawn up for non-derivative financial instruments based on the undiscounted contractual cash flows of the financial assets including interest that will be earned on those assets. The inclusion of information on non-derivative financial assets is necessary in order to understand the Group's liquidity risk management as the liquidity is managed on a total financial asset and liability basis. For non-derivative financial liabilities, the tables reflect the undiscounted (outflows) of financial liabilities (except Manager's fee payable to be settled by units of Champion REIT) based on the earliest date on which the Group can be required to pay. The tables include both interest and principal cash flows. To the extent that interest flows are floating rate, the undiscounted amount is calculated based on interest rate at the end of the reporting period.

	Weighted average effective interest rate %	Less than 1 year HK\$'000	1 to 2 years HK\$'000	2 to 5 years HK\$'000	Over 5 years HK\$'000	Total amount HK\$'000	Total carrying amount HK\$'000
<b>As at 31 December 2024</b>							
<i>Non-interest bearing</i>							
Trade and other receivables	–	38,940	–	–	–	38,940	38,940
<i>Fixed interest rate</i>							
Notes receivables	2.79	1,300	47,231	–	–	48,531	46,150
Bank balances and cash	4.27	726,704	–	–	–	726,704	726,217
		728,004	47,231	–	–	775,235	772,367
<b>Total</b>		<b>766,944</b>	<b>47,231</b>	<b>–</b>	<b>–</b>	<b>814,175</b>	<b>811,307</b>
<i>Non-interest bearing</i>							
Trade and other payables	–	(260,150)	–	–	–	(260,150)	(260,150)
Rental deposits received	–	(244,242)	(152,749)	(120,141)	(15,441)	(532,573)	(532,573)
Distribution payable	–	(372,484)	–	–	–	(372,484)	(372,484)
		(876,876)	(152,749)	(120,141)	(15,441)	(1,165,207)	(1,165,207)
<i>Variable interest rate instruments</i>							
Bank borrowings	5.45	(3,566,783)	(2,088,734)	(5,886,574)	–	(11,542,091)	(10,562,185)
<i>Fixed interest rate instruments</i>							
Medium term notes	3.11	(1,324,009)	(78,965)	(496,507)	(2,363,403)	(4,262,884)	(3,805,461)
<b>Total</b>		<b>(5,767,668)</b>	<b>(2,320,448)</b>	<b>(6,503,222)</b>	<b>(2,378,844)</b>	<b>(16,970,182)</b>	<b>(15,532,853)</b>

# Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

## 33. Financial Instruments (Continued)

### (b) Financial risks management objectives and policies (Continued)

#### (iv) Liquidity and capital risk management (Continued)

##### Liquidity and interest risk tables (Continued)

	Weighted average effective interest rate %	Less than 1 year HK\$'000	1 to 2 years HK\$'000	2 to 5 years HK\$'000	Over 5 years HK\$'000	Total amount HK\$'000	Total carrying amount HK\$'000
<b>As at 31 December 2023</b>							
<i>Non-interest bearing</i>							
Trade and other receivables	–	37,894	–	–	–	37,894	37,894
<i>Fixed interest rate</i>							
Notes receivables	3.90	56,204	1,308	47,525	–	105,037	99,888
Short-term bank deposits and bank balances and cash	5.16	984,293	–	–	–	984,293	980,582
		1,040,497	1,308	47,525	–	1,089,330	1,080,470
<b>Total</b>		<b>1,078,391</b>	<b>1,308</b>	<b>47,525</b>	<b>–</b>	<b>1,127,224</b>	<b>1,118,364</b>
<i>Non-interest bearing</i>							
Trade and other payables	–	(248,873)	–	–	–	(248,873)	(248,873)
Rental deposits received	–	(323,137)	(134,993)	(93,088)	(37)	(551,255)	(551,255)
Distribution payable	–	(454,408)	–	–	–	(454,408)	(454,408)
		(1,026,418)	(134,993)	(93,088)	(37)	(1,254,536)	(1,254,536)
<i>Variable interest rate instruments</i>							
Bank borrowings	6.17	(7,347,349)	(630,860)	(3,289,764)	–	(11,267,973)	(10,495,536)
<i>Fixed interest rate instruments</i>							
Medium term notes	3.09	(324,960)	(1,333,416)	(507,986)	(2,446,521)	(4,612,883)	(4,013,617)
<b>Total</b>		<b>(8,698,727)</b>	<b>(2,099,269)</b>	<b>(3,890,838)</b>	<b>(2,446,558)</b>	<b>(17,135,392)</b>	<b>(15,763,689)</b>

### 33. Financial Instruments (Continued)

#### (b) Financial risks management objectives and policies (Continued)

##### (iv) Liquidity and capital risk management (Continued)

##### Liquidity and interest risk tables (Continued)

The following table detail the Group's liquidity analysis for its derivative financial instruments. The tables below have been drawn up based on the undiscounted contractual net cash inflows and (outflows) on derivative instruments that settle on a net basis. When the amount payable is not fixed, the amount disclosed has been determined by reference to the projected interest rates as illustrated by the yield curves existing at the end of the reporting period. The liquidity analysis for the Group's derivative financial instrument is prepared based on the expected cash flows as the Manager considers that the expected cash flows are essential for an understanding of the timing of the cash flows of these derivatives, which have been entered into for hedging purposes.

	Less than 1 year HK\$'000	1 to 2 years HK\$'000	2 to 5 years HK\$'000	Over 5 years HK\$'000	Total amount HK\$'000	Total carrying amount HK\$'000
<b>As at 31 December 2024</b>						
<i>Derivatives – net settlement</i>						
Cross currency swaps	(228)	(228)	(685)	143	(998)	(90,638)
Interest rate swaps	(9,876)	(5,242)	883	–	(14,235)	(11,398)
<b>As at 31 December 2023</b>						
<i>Derivatives – net settlement</i>						
Cross currency swaps	199	199	597	540	1,535	(84,748)
Interest rate swaps	38,105	(14,776)	(8,347)	–	14,982	22,712

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## 34. Fair Value Measurements of Financial Instruments

### Fair value of the Group's financial assets and liabilities that are measured at fair value on a recurring basis

Some of the Group's financial assets and liabilities are measured at fair value at the end of the reporting period.

The following table gives information about how the fair values of these financial assets/(liabilities) are determined (in particular, the valuation techniques and inputs used).

Financial assets/(liabilities) in the consolidated statement of financial position	Fair value as at 31 December		Fair value hierarchy	Valuation technique and key inputs
	2024 HK\$'000	2023 HK\$'000		
Cross currency swaps classified as derivative financial instruments	–/ <b>(90,638)</b>	–/ (84,748)	Level 2	Discounted cash flow. Future cash flows are estimated based on forward exchange rates and interest rates (from observable forward exchange rates and interest rates at the end of the reporting period) and contracted forward rates (if applicable), discounted at a rate that reflects the credit risk of various counterparties.
Interest rate swaps classified as derivative financial instruments	<b>1,503/ (12,901)</b>	45,895/ (23,183)	Level 2	Discounted cash flow. Future cash flows are estimated based on forward interest rates (from observable forward interest rates at the end of the reporting period) and contracted forward rates (if applicable), discounted at a rate that reflects the credit risk of various counterparties.

There were no transfers between Levels 1 and 2 in both current and last years.

The fair values of financial assets and financial liabilities that are not measured at fair value on a recurring basis are determined in accordance with generally accepted pricing models based on discounted cash flow analysis.

The Manager considers that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in the consolidated financial statements approximate their fair values.



## 35. Reconciliation of Liabilities and Related Assets Arising from Financing Activities

The table below details changes in the Group's liabilities and related assets arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the Group's consolidated statement of cash flows as cash flows from financing activities.

	Derivative financial instruments HK\$'000	Interest payable HK\$'000	Bank borrowings HK\$'000	Medium term notes HK\$'000	Distribution payable HK\$'000	Total HK\$'000
<b>At 1 January 2023</b>	<b>(89,576)</b>	<b>73,891</b>	<b>7,494,848</b>	<b>7,024,336</b>	<b>534,883</b>	<b>15,038,382</b>
Cash flows	87,581	(700,817)	2,977,820	(3,017,591)	(1,092,441)	(1,745,448)
Finance costs (note)	–	663,461	22,868	6,200	–	692,529
Foreign exchange translations	–	–	–	672	–	672
Other changes						
Fair value adjustments	64,031	–	–	–	–	64,031
Distribution declared	–	–	–	–	1,011,968	1,011,968
Other non-cash changes	–	–	–	–	(2)	(2)
<b>At 31 December 2023</b>	<b>62,036</b>	<b>36,535</b>	<b>10,495,536</b>	<b>4,013,617</b>	<b>454,408</b>	<b>15,062,132</b>
Cash flows	52,159	(698,380)	39,694	(200,000)	(949,278)	(1,755,805)
Finance costs (note)	–	697,778	26,955	6,198	–	730,931
Foreign exchange translations	–	–	–	(14,354)	–	(14,354)
Other changes						
Fair value adjustments	(12,159)	–	–	–	–	(12,159)
Distribution declared	–	–	–	–	867,277	867,277
Other non-cash changes	–	–	–	–	77	77
<b>At 31 December 2024</b>	<b>102,036</b>	<b>35,933</b>	<b>10,562,185</b>	<b>3,805,461</b>	<b>372,484</b>	<b>14,878,099</b>

Note: The amounts reclassified from hedging reserve are excluded in the reconciliation.

# Notes to the Consolidated Financial Statements

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## 36. Particulars of Principal Subsidiaries of Champion REIT

The following principal subsidiaries are owned by Champion REIT as at 31 December 2024 and 2023.

Name	Share capital issued		Principal activities	Percentage of equity attribute to Champion REIT	
	Number of share(s)	Paid up share capital		2024	2023
<i>Incorporated and operating in Hong Kong</i>					
CP (A1) Limited	1	HK\$1	Property investment	100%	100%
CP (B1) Limited	1	HK\$1	Property investment	100%	100%
CP (MC) Limited	1	HK\$1	Property investment	100%	100%
CP (PH) Limited	1	HK\$1	Property investment	100%	100%
CP (SH) Limited	1	HK\$1	Property investment	100%	100%
CP (WC) Limited	1	HK\$1	Property investment	100%	100%
CP Finance Limited	1	HK\$1	Financing	100%	100%
CP Success Limited	1	HK\$1	Financing	100%	100%
CP Wealth Limited	1	HK\$1	Financing and Treasury	100%	100%
Elegant Wealth Limited	1	HK\$1	Property investment	100%	100%
Langham Beauty Limited	1	HK\$1	Beauty store operations	100%	100%
Renaissance City Development Company Limited	2	HK\$20	Property investment	100%	100%
Shine Hill Development Limited	1,000,002 (2023: 1,000,001)	HK\$651,000,000 (2023: HK\$601,000,000)	Property investment	100%	100%
Trump Treasure Limited	1	HK\$1	Treasury	100%	100%
<i>Incorporated in the Cayman Islands</i>					
Champion MTN Limited	1	US\$1	Medium term notes issuer	100%	100%
<i>Incorporated in the British Virgin Islands</i>					
EAM-Champion REIT Limited	1	US\$1	Securities investment	100%	100%
CP Investments (UK) Limited	1	US\$1	Investment holding	100%	100%

The Manager is of the opinion that a complete list of the particulars of all subsidiaries will be of excessive length and therefore the above list contains only the particulars of the subsidiaries which principally affect the results or assets and liabilities of the Group.

Except for Champion MTN Limited which has issued medium term notes as detailed in note 23, no other subsidiaries had issued any debt securities at 31 December 2024 and 2023 at any time during both years.

## Major Real Estate Agents and Contractors

### Top Five Estate Agents

The top five real estate agents and their respective commission paid were given below:

Real estate agents	Nature of service	Commission paid (HK\$)	Relevant cost (%)
Eagle Property Management (CP) Limited	Leasing	17,035,000	53.1
Colliers International Agency Limited	Leasing	4,158,000	13.0
BlackHills Consulting Limited	Leasing	3,027,000	9.4
Centaline Property Agency Limited	Leasing	2,787,000	8.7
CBRE Advisory Hong Kong Limited	Leasing	1,749,000	5.5
<b>Total</b>		<b>28,756,000</b>	<b>89.7</b>

### Top Five Contractors

The top five contractors and their respective value of service were given below:

Contractors	Nature of service	Value of contract (HK\$)	Relevant cost (%)
Keysen Property Management Services Limited	Building management	324,968,000	57.4
Eagle Property Management (CP) Limited	Property and lease management	64,933,000	11.5
Longworth Management Limited	Building management	57,104,000	10.1
Ping Kee Construction (China) Ltd	Improvement works	21,158,000	3.7
Best Come Limited	Building management	13,266,000	2.3
<b>Total</b>		<b>481,429,000</b>	<b>85.0</b>

## Performance Table

	2024	2023	2022	2021	2020
<b>As at 31 December:</b>					
Net asset value (HK\$'000)	<b>43,552,237</b>	46,415,198	47,227,767	48,962,619	50,857,598
Net asset value per unit (HK\$)	<b>7.16</b>	7.72	7.91	8.25	8.61
The highest traded price during the year (HK\$)	<b>2.41</b>	3.66	4.08	4.88	5.11
The highest premium of the traded price to net asset value <sup>1</sup>	<b>N/A</b>	N/A	N/A	N/A	N/A
The lowest traded price during the year (HK\$)	<b>1.48</b>	2.35	2.33	3.78	3.51
The highest discount of the traded price to net asset value	<b>79.3%</b>	69.6%	70.5%	54.2%	59.2%
<b>For the year ended 31 December:</b>					
Distribution yield per unit <sup>2</sup>	<b>8.2%</b>	6.9%	6.4%	5.7%	5.5%
Net (loss) profit yield per unit <sup>3</sup>	<b>(19.8%)</b>	1.5%	(4.1%)	(3.5%)	(46.7%)

## Notes:

1. The highest traded price is lower than the net asset value per unit. Accordingly, no premium of the traded price to net asset value is presented.
2. Distribution yield per unit is calculated based on the distribution per unit of HK\$0.1422 (which calculation was set out in the Distribution Statement) for the year ended 31 December 2024 over the closing unit price of HK\$1.73 on 31 December 2024.
3. Net (loss) profit yield per unit is calculated based on (loss) profit for the year before distribution to unitholders per unit for the year ended 31 December 2024 over the closing unit price of HK\$1.73 recorded on 31 December 2024.

# Corporate Information

## Champion REIT

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))

## REIT Manager

Eagle Asset Management (CP) Limited  
Suite 3008, 30/F  
Great Eagle Centre  
23 Harbour Road  
Wanchai  
Hong Kong  
Tel: (852) 2879 1288  
Fax: (852) 2827 1338  
Email: info@eam.com.hk

## Board of Directors of the REIT Manager

### Non-executive Directors

LO Ka Shui (*Chairman*)  
WONG Mei Ling, Marina

### Executive Director

HAU Shun, Christina (*Chief Executive Officer*)

### Independent Non-executive Directors

CHAN Ka Keung, Ceajer  
CHENG Wai Chee, Christopher  
IP Yuk Keung, Albert  
SHEK Lai Him, Abraham

## Audit Committee of the REIT Manager

SHEK Lai Him, Abraham (*Chairman*)  
CHAN Ka Keung, Ceajer  
CHENG Wai Chee, Christopher  
IP Yuk Keung, Albert  
LO Ka Shui

## Disclosures Committee of the REIT Manager

HAU Shun, Christina (*Chairperson*)  
LO Ka Shui  
SHEK Lai Him, Abraham

## Nomination Committee of the REIT Manager

SHEK Lai Him, Abraham (*Chairman*)  
CHENG Wai Chee, Christopher  
LO Ka Shui

## Finance and Strategic Planning Committee of the REIT Manager

LO Ka Shui (*Chairman*)  
HAU Shun, Christina  
WONG Mei Ling, Marina

## Responsible Officers of the REIT Manager

HAU Shun, Christina  
LEUNG Kin Shan  
LUK Ka Ping, Amy

## Company Secretary of the REIT Manager

G. E. Secretaries Limited

## Property Manager

Eagle Property Management (CP) Limited

## Trustee

HSBC Institutional Trust Services (Asia) Limited

## Principal Bankers

Bank of China (Hong Kong) Limited  
DBS Bank Ltd.  
Hang Seng Bank Limited  
Industrial and Commercial Bank of China (Asia) Limited  
Mizuho Bank, Ltd.  
Oversea-Chinese Banking Corporation Limited

## Legal Advisors

Baker & McKenzie  
Mayer Brown  
Reed Smith Richards Butler LLP

## Auditor

Deloitte Touche Tohmatsu  
*Certified Public Accountants*  
Registered Public Interest Entity Auditor

## Principal Valuer

Knight Frank Petty Limited

## Unit Registrar and Transfer Office

Computershare Hong Kong Investor Services Limited  
Shops 1712-1716, 17th Floor, Hopewell Centre  
183 Queen's Road East  
Wanchai  
Hong Kong  
Email: hkinfo@computershare.com.hk

## Website

www.ChampionReit.com

## Stock Code

2778

# ChampionREIT

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