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**Great Eagle Holdings Limited**

**鷹君集團有限公司**

*Incorporated in Bermuda with limited liability*

**(Stock Code: 41)**

## **FINAL OFFER PRICE OF THE UNITS IN CHAMPION REAL ESTATE INVESTMENT TRUST**

The Directors wish to announce that the final Offer Price has been determined by agreement between the Company, the Joint Lead Underwriters (as defined in the Offering Circular), on behalf of the underwriters, and the Manager at HK\$5.10 per Unit (exclusive of brokerage of 1%, Hong Kong Stock Exchange trading fee of 0.005% and SFC transaction levy of 0.005%).

As at the close of application lists at 12:00 noon on Tuesday, 16 May 2006, a total of 275 valid applications were received pursuant to the Preferential Offering on **BLUE** Application Forms for a total of 17,708,702 Reserved Units, representing approximately 32.9% of the total number of 53,822,174 Reserved Units initially available for subscription by Qualifying Shareholders under the Preferential Offering and representing approximately 1.4% of the Units initially available under the Global Offering. Valid applications made by Qualifying Shareholders on **BLUE** Application Forms in respect of a number of Reserved Units less than or equal to a Qualifying Shareholder's Assured Entitlement will be conditionally allotted in full.

**In addition, the Directors wish to draw the attention of the Shareholders and the public the fact that the Proposed Spin-off and the Separate Listing, which are subject to the terms and conditions as more particularly described in the Circular, may or may not**

**proceed, and that the approval of the Stock Exchange for the listing of and permission to deal in the Units may or may not be obtained. In the event that any of the conditions specified therein is not satisfied, the Global Offering and the Preferential Offering will lapse absolutely and unconditionally. In this connection, Shareholders and the public are reminded to exercise caution when dealing in the securities of the Company and are recommended to consult their professional advisers if they are in any doubt about their positions.**

Reference is made to the announcement dated 24 April 2006, and the circular dated 24 April 2006 issued by the Company to its Shareholders (the “**Circular**”). Terms used in this announcement shall have the same meanings as terms used in the Circular unless otherwise defined.

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17,708,702 Reserved Units will be allocated to Qualifying Shareholders as their Assured Entitlements. 36,113,472 unsubscribed Reserved Units have been reallocated to the International Offering.

Wholly or partially successful applicants who applied for 1,000,000 or more Units under the Preferential Offering using **BLUE** Application Forms and who have indicated in their Application Forms that they wish to collect Unit certificates and/or refund cheques in person may do so from the Unit Registrar, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen’s Road East, Wanchai, Hong Kong from 9:00 a.m. to 1:00 p.m. on Tuesday, 23 May 2006.

Unit certificates and/or refund cheques for wholly or partially successful applicants using **BLUE** Application Forms to apply for (i) less than 1,000,000 Reserved Units or (ii) 1,000,000 or more Reserved Units but who have not opted for personal collection, will be despatched by ordinary post to the addresses specified in their respective personalised **BLUE** Application Forms at the applicants' own risk on Tuesday, 23 May 2006.

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By Order of the Board

**LO Ka Shui**

*Deputy Chairman and Managing Director*

Hong Kong, 23 May 2006

*As at the date of this announcement, the Board comprises of:*

*Mr. LO Ying Shek (Chairman and Managing Director), Mrs. LO TO Lee Kwan, Dr. LO Ka Shui (Deputy Chairman and Managing Director), Mr. LO Kai Shui (Deputy Managing Director), \*Mr. CHENG Hoi Chuen, Vincent, \*Professor WONG Yue Chim, Richard, \*Mrs. LEE Pui Ling, Angelina, Mr. LO Hong Sui, Antony, Madam LAW Wai Duen, Mr. LO Hong Sui, Vincent, Dr. LO Ying Sui, Archie and Mr. KAN Tak Kwong*

*\*Independent non-executive Directors*

Please also refer to the published version of this announcement in The Standard.