

This announcement is issued in connection with the transaction relating to the sale and purchase of equity interests and assignment of vendor loan relating to the retail, carpark and certain office portions of Langham Place and related matters, in compliance with the REIT Code and the Listing Rules, and should not be used for any other purpose. This announcement is not for distribution, directly or indirectly, in or into the United States and the information contained in this announcement is not for publication or distribution in the United States. This announcement is not an offer of securities for sale into the United States. The securities may not be offered or sold in the United States or to, or for the account for benefit of, U.S. persons (as such term is defined in Regulation S under the Securities Act of 1933) unless they are registered or exempt from registration. There will be no public offer of securities in the United States.

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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)

**MAJOR TRANSACTIONS RELATING
TO THE PROPOSED SALE OF THE
RETAIL, CARPARK AND CERTAIN
OFFICE PORTIONS OF LANGHAM
PLACE AND RELATED MATTERS**

**ACQUISITION OF 2008
CONVERTIBLE BONDS**



Champion Real Estate Investment Trust

*(a Hong Kong collective investment scheme authorised under section 104 of
the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))*
(Stock Code: 2778)

Managed by

Eagle Asset Management
Eagle Asset Management (CP) Limited

Sole Financial Adviser to the REIT Manager



**VERY SUBSTANTIAL ACQUISITION AND
CONNECTED PARTY TRANSACTIONS
RELATING TO THE PROPOSED
ACQUISITION OF THE RETAIL, CARPARK
AND CERTAIN OFFICE PORTIONS OF
LANGHAM PLACE AND RELATED
MATTERS**

**PLACING OF PLACEMENT UNITS AND
PLACING OF 2008 CONVERTIBLE BONDS**

Reference is made to the joint announcement made by, amongst others, Champion REIT and Great Eagle dated 14 February 2008, the Champion REIT Circular dated 16 February 2008, the GE Circular dated 29 February 2008, and the joint announcement made by, amongst others, Champion REIT and Great Eagle dated 28 May 2008 (the “**Last Announcement**”). Terms defined in the Last Announcement shall bear the same respective meanings when used herein.

The Board is pleased to announce that the Unit Placement and the Bond Placement were completed on 3 June 2008. The REIT Manager confirms that none of the places has become a significant holder (as defined in the REIT Code) of Champion REIT immediately upon completion of the Unit Placement.

The directors of Great Eagle are also pleased to announce that Bright Form Investments Limited, a wholly owned subsidiary of Great Eagle, has acquired an aggregate principal amount of HK\$2,340 million of the Bonds, representing 50% of aggregate principal amount of HK\$4,680 million of the Bonds.

The Board and the directors of Great Eagle are also pleased to announce that the Sale and Purchase was completed on 3 June 2008.

By Order of the Board
Great Eagle Holdings Limited
KAN Tak Kwong
Executive Director

By Order of the Board
Eagle Asset Management(CP) Limited
(as manager of Champion Real Estate
Investment Trust)
LO Ka Shui
Chairman

As at the date of this announcement, the board of directors of Great Eagle Holdings Limited comprises:
Directors

Dr. Lo Ka Shui (Chairman and Managing Director), Mr. Lo Kai Shui (Deputy Managing Director), Mrs. Lo To Lee Kwan, 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

Mr. Cheng Hoi Chuen, Vincent, Professor Wong Yue Chim, Richard, Mrs. Lee Pui Ling, Angelina

As at the date of this announcement, the board of directors of Eagle Asset Management(CP) Limited comprises:

Non-Executive Directors

Dr. Lo Ka Shui (Chairman), Mr. Cheng Wai Chee, Christopher, Mr. Ho Shut Kan and Mr. Lo Kai Shui

Executive Director

Mr. Lee Ching Ming, Adrian (Chief Executive Officer)

Independent Non-Executive Directors:

Mr. Cha Mou Sing, Payson, Mr. David Gordon Eldon and Mr. Shek Lai Him, Abraham

Hong Kong, 3 June 2008