

*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directly or indirectly, in or into the United States and the information contained in this announcement is not for publication or distribution in the United States.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)



Champion REIT

冠君產業信託

**Champion Real Estate Investment Trust**

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

(Stock Code: 2778)

Managed by

**Eagle Asset Management**

Eagle Asset Management (CP) Limited

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

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

### **Final Consideration for the Sale and Purchase in respect of Renaissance**

The directors of Great Eagle and the directors of the REIT Manager announce that pursuant to the Renaissance Purchase Agreement, a Post-Completion Adjustment in the amount of approximately HK\$1,196,000 shall be payable by the Renaissance Vendor to the Purchaser (on behalf of Champion REIT). Taking into account the Post-Completion Adjustment, the final consideration for the Sale and Purchase in respect of Renaissance is approximately HK\$8,297,830,000. It is expected that Great Eagle will pay the said sum of HK\$1,196,000 to the Purchaser (on behalf of Champion REIT) on or before 17 September 2008.

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 announcements made by, amongst others, Champion REIT and Great Eagle dated 28 May 2008 and 3 June 2008. Terms defined in the joint announcement dated 14 February 2008 shall bear the same respective meanings when used herein.

The directors of Great Eagle and the directors of the REIT Manager announce that pursuant to the Renaissance Purchase Agreement, an audit of the accounts and a review of the Pro Forma Completion Balance Sheet of Renaissance were conducted by the auditors of Champion REIT and an adjustment statement was issued by the auditors of Champion REIT on 4 September 2008 in accordance with the Renaissance Purchase Agreement. As a result, a Post-Completion Adjustment in the amount of approximately HK\$1,196,000 shall be payable by the Renaissance Vendor to the Purchaser (on behalf of Champion REIT). Accordingly, the final consideration for the Sale and Purchase in respect of Renaissance is approximately HK\$8,297,830,000. Pursuant to the Renaissance Purchase Agreement, the amount of the Post-Completion Adjustment shall be paid within 14 days of the receipt of the adjustment statement issued by the auditors of Champion REIT. It is expected that Great Eagle will pay the said sum of HK\$1,196,000 to the Purchaser (on behalf of Champion REIT) on or before 17 September 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*

Hong Kong, 5 September 2008

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

*Executive 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**