

# ChampionREIT

## 冠君產業信託

### **Champion REIT Enters into a Joint Venture for Acquisition of 66 Shoe Lane in London at £255 million**

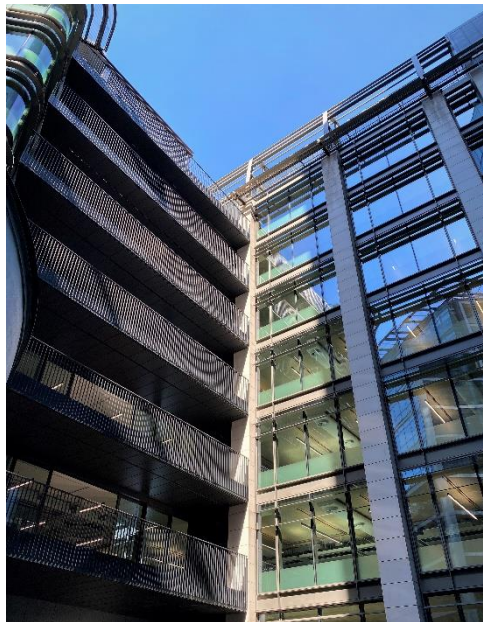
(Hong Kong, 28 February, 2021) – **Champion Real Estate Investment Trust** (“Champion REIT” or “The Trust”) (Stock Code: 2778) is pleased to announce that the Trust has entered into a Memorandum of Agreement with other joint venture partners to acquire “66 Shoe Lane” in London at £255mm; Champion REIT holds 27% interests in the joint venture. This is the first overseas acquisition of the Trust.

Strategically located at the heart of London Midtown with excellent accessibility, the Property is a premium Grade A building with long leasehold that generates stable rental income, bringing yield-enhancing opportunity to the Trust.

Ms. Ada Wong, Chief Executive Officer of Champion REIT, said, “This joint venture is the first move of Champion REIT’s acquisition engine, allowing us to diversify existing portfolio beyond Hong Kong. Thanks to the recently enhanced REIT Code facilitating REITs to invest in minority-owned properties, we have the flexibility in selecting acquisition targets which are in the best interests of our unitholders. We are thrilled to realise our growth strategy through partnerships despite the volatile business environment. Moving forward, we will continue to seek acquisition targets in gateway cities globally, such as high-quality commercial properties in Mainland China and United Kingdom that would provide us attractive investment returns.”

The Property is an 11-storey building situated at 66 Shoe Lane, London EC4A 3BQ (formerly known as Athene Place), with approximately 153,462 square feet of office and ancillary space; and approximately 4,196 square feet of retail space. It underwent refurbishment works that were completed in the fourth quarter of 2020. Office portion of the Property is fully-let to a single tenant, which is a global Big Four accounting and professional services firm, with tenors of around 15 years. The transaction implies a net initial yield of around 4.1% based on the Property’s net passing income and the purchase price.

The Trust will utilise its internal resources in addition to new GBP debt financing to satisfy its financing obligations to the joint venture, which will not result in any material impact on the financial position of the Trust. The transaction is expected to complete in April 2021, and will contribute to around 1.4% (based on property area) and around 1.1% (based on property valuation) of the Trust’s enlarged portfolio.



**About Champion REIT (Stock Code: 2778)**

Champion Real Estate Investment Trust is a 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 2.93 million sq. ft. of prime office and retail properties by way of two landmark properties in Hong Kong, Three Garden Road and Langham Place, one on each side of the Victoria Harbour.

Website: [www.championreit.com](http://www.championreit.com)