

The Securities and Futures Commission of Hong Kong, Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



REGAL 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: 1881)

Managed by



PROFIT ALERT

This announcement is made by Regal Portfolio Management Limited (the “**REIT Manager**”), the REIT manager of Regal Real Estate Investment Trust (“**Regal REIT**”), pursuant to paragraph 10.3 of the Code on Real Estate Investment Trusts, Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (where applicable to Regal REIT) and Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the laws of Hong Kong).

The board of directors of the REIT Manager (the “**Board**”) wishes to inform the unitholders of Regal REIT (the “**Unitholders**”) and potential investors that, based on the preliminary review by management of the REIT Manager on the unaudited consolidated management accounts of Regal REIT for the six months ended 30th June, 2025 (the “**Interim Period**”), Regal REIT is expected to record a loss before distribution to Unitholders of approximately HK\$508.1 million, as compared to a loss of HK\$19.8 million in the corresponding period in 2024. These have, however, accounted for a loss HK\$517.1 million in the fair value changes of Regal REIT’s investment property portfolio in the Interim Period, while there was a gain of HK\$16.5 million in the same period in 2024 from such fair value changes. If these fair value changes are excluded, Regal REIT is expected to record a core operating profit before distribution to Unitholders for the Interim Period of approximately HK\$9.0 million, as compared to a loss of HK\$36.3 million for the same period in 2024.

The profit attained for the Interim Period was mainly attributable to the decrease in financial expenses incurred, as the Hong Kong Interbank Offered Rates, on which the borrowing costs of most of Regal REIT's bank loans are based, has dropped significantly since mid-May this year.

Regal REIT is expected to record total distributable income of approximately HK\$15.6 million for the Interim Period, reversing from an adjusted loss of HK\$43.8 million in the comparative period in 2024. However, having considered the relatively modest amount of the available distributable income, no interim distribution is expected to be declared for the six months ended 30th June, 2025.

The information contained in this announcement is only based on the unaudited consolidated management accounts of Regal REIT for the Interim Period and may be subject to adjustments. The unaudited condensed consolidated financial statements of Regal REIT for the Interim Period are still being finalised. The interim results announcement of Regal REIT for the Interim Period will be published on 27th August, 2025.

Unitholders and potential investors are advised to exercise caution when dealing in the units of Regal REIT.

By Order of the Board
Regal Portfolio Management Limited
(as manager of Regal Real Estate Investment Trust)
Simon LAM Man Lim
Executive Director

Hong Kong, 22nd August, 2025

As at the date of this announcement, the Board comprises Mr. LO Yuk Sui as Chairman and Non-executive Director; Miss LO Po Man as Vice Chairman and Non-executive Director; Mr. Johnny CHEN Sing Hung and Mr. Simon LAM Man Lim as Executive Directors; Mr. Jimmy LO Chun To and Mr. Kenneth NG Kwai Kai as Non-executive Directors; and Mr. Bowen Joseph LEUNG Po Wing, GBS, JP, Mr. Kai Ole RINGENSON and Mr. Abraham SHEK Lai Him, GBS, JP as Independent Non-executive Directors.