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## **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 WARNING**

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 of the unaudited consolidated management accounts of Regal REIT for the year ended 31st December, 2024, Regal REIT is expected to record a loss before distribution to Unitholders of approximately HK\$204.4 million for the year ended 31st December, 2024, as compared to a profit of HK\$265.7 million for the 2023 financial year.

The loss expected to be incurred for the year include a fair value loss of HK\$128.8 million (2023: fair value gain of HK\$366.9 million) arising from the decrease in the appraised market value of Regal REIT's investment property portfolio as at 31st December, 2024.

If the effects of these fair value changes are excluded, Regal REIT would record a core operating loss of approximately HK\$75.6 million for 2024, improving from a loss of HK\$101.2 million in the preceding year. The core operating loss for 2024 was mainly attributable to the substantial financial expenses incurred, as the Hong Kong Interbank Offered Rates, on which the borrowing costs of Regal REIT's bank loans are based, continued to linger at a relatively high level throughout the year.

Consequently, after adjusting for the various non-cash items, Regal REIT is expected to record an adjusted loss of approximately HK\$90.6 million for 2024 (2023: adjusted loss of HK\$127.6 million). Accordingly, no final distribution for the year is expected to be declared.

The information contained in this announcement is only based on the unaudited consolidated management accounts of Regal REIT for the year ended 31st December, 2024 and may be subject to adjustments. The audited consolidated financial statements of Regal REIT for the year ended 31st December, 2024 are still being finalised. The final results announcement of Regal REIT for the year ended 31st December, 2024 will be published on 28th March, 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, 21st March, 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. John William CRAWFORD, JP, 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.*