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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



(1) POLL RESULTS OF THE ANNUAL GENERAL MEETING HELD ON 19TH MAY, 2026

AND

(2) RE-ELECTION, APPOINTMENT AND RETIREMENT OF INDEPENDENT NON-EXECUTIVE DIRECTORS

The Board is pleased to announce that:

- (1) All the Ordinary Resolutions as set out in the notice of the AGM were duly passed by the Unitholders by way of poll at the AGM.
- (2) Mr. Bowen Joseph LEUNG Po Wing, GBS, JP has been re-appointed as an Independent Non-executive Director, a member of the Audit Committee and the Nomination Committee of the REIT Manager, respectively, with effect from the conclusion of the AGM held on 19th May, 2026.
- (3) Mr. Frank WONG Chi Hong has been appointed as an Independent Non-executive Director, a member of the Audit Committee and the Nomination Committee of the REIT Manager, respectively, with effect from the conclusion of the AGM held on 19th May, 2026.

As disclosed before, Mr. Abraham SHEK Lai Him, GBS, JP has retired as an Independent Non-executive Director and also ceased to act as a member of the Audit Committee and the Nomination Committee of the REIT Manager, respectively, with effect from the conclusion of the AGM held on 19th May, 2026.

Reference is made to a circular dated 17th April, 2026 issued by Regal REIT to the Unitholders (the “**Circular**”) in relation to (1) general mandate to buy-back Units and (2) re-election, appointment and retirement of Independent Non-Executive Directors. Capitalised terms referred to in this announcement shall have the same meanings as those defined in the Circular unless otherwise stated herein.

At the AGM, the proposed Ordinary Resolutions in relation to the grant of general mandate to buy-back Units and the re-election and appointment of Independent Non-executive Directors were decided on by way of poll.

As at the date of the AGM, there was a total of 3,257,431,189 Units in issue entitling the holders thereof to attend and vote for or against the Ordinary Resolutions proposed at the AGM. There were no Units entitling the holders to attend and to abstain from voting in favour of the Ordinary Resolutions at the AGM. No person was required to abstain from voting on the Ordinary Resolutions put to vote at the AGM.

All Directors of Regal Portfolio Management Limited (as manager of Regal REIT) attended the AGM in person or by electronic means.

The Unit Registrar of Regal REIT, Computershare Hong Kong Investor Services Limited, acted as the scrutineer for the poll taken at the AGM.

POLL RESULTS OF THE AGM

The Board is pleased to announce that the poll results in respect of the Ordinary Resolutions put to vote at the AGM are as set out below.

ORDINARY RESOLUTIONS		Number of votes (% of the total Units present and voted at the AGM)	
		For	Against
3.	To approve the general mandate in relation to the buy-back of units of Regal REIT.	2,462,747,598 (99.998653%)	33,180 (0.001347%)
4.	To approve the re-election of Mr. Bowen Joseph LEUNG Po Wing, GBS, JP as an Independent Non-executive Director of the REIT Manager.	2,459,859,598 (99.881387%)	2,921,180 (0.118613%)
5.	To approve the appointment of Mr. Frank WONG Chi Hong as an Independent Non-executive Director of the REIT Manager.	2,462,756,598 (99.999018%)	24,180 (0.000982%)

As more than 50% of the votes were cast in favour of the Ordinary Resolutions, the Ordinary Resolutions were duly passed as ordinary resolutions.

RE-ELECTION, APPOINTMENT AND RETIREMENT OF INDEPENDENT NON-EXECUTIVE DIRECTORS

The Board is pleased to announce that:

- (1) **Mr. Bowen Joseph LEUNG Po Wing, GBS, JP (“Mr. Leung”)** has been re-appointed as an Independent Non-executive Director, a member of the Audit Committee and the Nomination Committee of the REIT Manager, respectively, with effect from the conclusion of the AGM held on 19th May, 2026; and
- (2) **Mr. Frank WONG Chi Hong (“Mr. Wong”)** has been appointed as an Independent Non-executive Director, a member of the Audit Committee and the Nomination Committee of the REIT Manager, respectively, with effect from the conclusion of the AGM held on 19th May, 2026.

The biographical details and other relevant information of Mr. Leung and Mr. Wong have been set out in the Circular. Save as disclosed in the Circular and this announcement, as of the date of this announcement, there has been no change in such information.

As disclosed before, **Mr. Abraham SHEK Lai Him, GBS, JP (“Mr. Shek”)** has retired as an Independent Non-executive Director and also ceased to act as a member of the Audit Committee and the Nomination Committee of the REIT Manager, respectively, with effect from the conclusion of the AGM held on 19th May, 2026. Mr. Shek has confirmed that he has no disagreement with the Board and there are no other matters relating to his retirement that need to be brought to the attention of the Unitholders.

The Board would like to take this opportunity to express its sincere gratitude to Mr. Shek for all his past invaluable contribution during his tenure with the REIT Manager and welcome Mr. Wong as a new member of the Board.

CHANGE IN COMPOSITIONS OF THE BOARD AND BOARD COMMITTEES OF THE REIT MANAGER

Following the approval by the Unitholders at the AGM of the re-election of Mr. Leung and the appointment of Mr. Wong as Independent Non-executive Directors and the retirement of Mr. Shek, all with effect from the conclusion of the AGM held on 19th May, 2026, the Board and the Board Committees of the REIT Manager comprise the following members, respectively:

The Board

Mr. LO Yuk Sui	<i>Chairman and Non-executive Director</i>
Ms. LO Po Man	<i>Vice Chairman and Non-executive Director</i>
Mr. Johnny CHEN Sing Hung	<i>Executive Director</i>
Mr. Simon LAM Man Lim	<i>Executive Director</i>
Mr. Jimmy LO Chun To	<i>Non-executive Director</i>
Mr. Kenneth NG Kwai Kai	<i>Non-executive Director</i>
Mr. Kai Ole RINGENSON	<i>Independent Non-executive Director</i>
Mr. Bowen Joseph LEUNG Po Wing, GBS, JP	<i>Independent Non-executive Director</i>
Mr. Frank WONG Chi Hong	<i>Independent Non-executive Director</i>

Audit Committee

Mr. Kai Ole RINGENSON	<i>Chairman of the Committee and Independent Non-executive Director</i>
Mr. Bowen Joseph LEUNG Po Wing, GBS, JP	<i>Independent Non-executive Director</i>
Mr. Frank WONG Chi Hong	<i>Independent Non-executive Director</i>
Mr. Kenneth NG Kwai Kai	<i>Non-executive Director</i>

Nomination Committee

Mr. LO Yuk Sui	<i>Chairman of the Committee and Non-executive Director</i>
Ms. LO Po Man	<i>Non-executive Director</i>
Mr. Kai Ole RINGENSON	<i>Independent Non-executive Director</i>
Mr. Bowen Joseph LEUNG Po Wing, GBS, JP	<i>Independent Non-executive Director</i>
Mr. Frank WONG Chi Hong	<i>Independent Non-executive Director</i>

Disclosure Committee

Mr. Kai Ole RINGENSON	<i>Chairman of the Committee and Independent Non-executive Director</i>
Mr. Johnny CHEN Sing Hung	<i>Executive Director</i>
Mr. Simon LAM Man Lim	<i>Executive Director</i>
Mr. Kenneth NG Kwai Kai	<i>Non-executive Director</i>

There is no change in the composition of the Disclosure Committee of the REIT Manager. The Board confirms that the compositions of the Board, the Audit Committee and the Nomination Committee of the REIT Manager continue to comply with the Listing Rules and/or the REIT Manager's corporate governance policy.

This announcement is made pursuant to paragraph 10.3 of the REIT Code.

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, 19th May, 2026

As at the date of this announcement, the Board comprises Mr. LO Yuk Sui as Chairman and Non-executive Director; Ms. 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. Kai Ole RINGENSON, Mr. Bowen Joseph LEUNG Po Wing, GBS, JP and Mr. Frank WONG Chi Hong as Independent Non-executive Directors.