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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



COMPLETION OF DISPOSAL OF SUBSIDIARIES OWNING REGAL ORIENTAL HOTEL

Reference is made to the announcements of Regal REIT dated 22 March 2026 and 24 April 2026, respectively, in respect of, among other things, the disposal by Regal REIT of its interest in the subsidiaries that own Regal Oriental Hotel (the “**Disposal Announcements**”). Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Disposal Announcements.

A. COMPLETION OF TRANSACTION

The Board is pleased to announce that completion of the Transaction took place on 30 April 2026 (the “**Completion Date**”) following the satisfaction of all the Conditions under the Preliminary SP Agreement (including without limitation the obtaining of the approval from the shareholders of Century City and Regal Hotels for the Preliminary SP Agreement and the transaction contemplated thereunder and the completion of the Internal Reorganisation).

Following Completion, Regal REIT ceased to hold any interests in the Target Company, the Target Subsidiary and Regal Oriental Hotel.

On the Completion Date, the New Purchaser had settled an aggregate amount of HK\$1,366,200,000, comprising the Completion Payment (being HK\$618,570,000) and the amount outstanding under the Rich Day Loan as at the Completion Date (being HK\$747,630,000) (the “**Rich Day Amount**”), by direct payment to the Existing Lender Agent.

The Completion Payment of HK\$618,570,000 represents the balance of the Total Consideration after deducting the Deposit of HK\$151,800,000 from the aggregate of the Sale Share Consideration of HK\$628,193,912 (before adjustment for the True-up Amount) and the Sale Loan Consideration of HK\$142,176,088 (the latter being the total amount of the Sale Loan outstanding as at Completion).

The Rich Day Amount of HK\$747,630,000 represents the total amount owed by the Target Subsidiary to Rich Day under the Rich Day Loan as at the Completion Date. Pursuant to the Preliminary SP Agreement, payment by the New Purchaser to the Existing Lender Agent of the Rich Day Amount is treated as full repayment of the Rich Day Loan by the Target Subsidiary to Rich Day.

The proceeds from the Transaction to date (including the Deposit received prior to the date of this announcement), after deducting Expenses, together with the Rich Day Amount, have been used to fully repay the Bank Redemption Amount of HK\$1,047,200,000 to the Existing Lender Agent. The remainder of the net proceeds will be used to finance asset enhancement initiatives and for general working capital purposes of the Regal REIT Group.

Pursuant to the Preliminary SP Agreement, to the extent that the Target Group Fair Value (as determined by reference to the Completion Accounts) is different from the Target Group Fair Value (as determined by reference to the Pro Forma Completion Accounts), an amount representing such difference (being the True-up Amount) shall be added to or deducted from the Sale Share Consideration, and paid by the New Purchaser or repaid by the Vendor (as the case may be). The REIT Manager will make a further announcement to update Unitholders on the determination of the Target Group Fair Value based on the Completion Accounts and the final Total Consideration as adjusted by the True-up Amount as and when necessary or appropriate in accordance with the applicable regulatory requirements.

B. EXCLUDED PROPERTY TENANCY

Following completion of the Internal Reorganisation, on 30 April 2026, PSC Holdings Limited, an indirect wholly-owned subsidiary of Regal REIT (as landlord) and the Existing Lessee (as tenant) entered into the Excluded Property Tenancy on the same principal terms as disclosed in Regal REIT's announcement dated 22 March 2026.

This announcement is made pursuant to 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, 30 April 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. Abraham SHEK Lai Him, GBS, JP as Independent Non-executive Directors.