

REGAL REAL ESTATE INVESTMENT TRUST
富豪產業信託

(a Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))
(根據香港法例第 571 章《證券及期貨條例》第 104 條獲認可之香港集體投資計劃)

(Stock Code 股份代號: 1881)

17th April, 2026

Dear Non-registered Unitholders^(Note 1),

**Notice of publication of 2025 Annual Report together with Circular dated 17th April, 2026 (together, “Current Corporate Communications”) and
2025 Sustainability Report**

The Current Corporate Communications and the 2025 Sustainability Report of Regal Real Estate Investment Trust (“Regal REIT”) in both English and Chinese versions are available on the websites of Regal REIT at www.regalreit.com and Hong Kong Exchanges and Clearing Limited (“HKEX”) at www.hkexnews.hk. You may access the Current Corporate Communications and the 2025 Sustainability Report by clicking the relevant title under the section headed “Investor Centre” of Regal REIT’s website, or browsing through HKEX’s website. If you have any difficulty in receiving or gaining access to the Current Corporate Communications posted on the Regal REIT’s website for any reason, please send your request (specifying your name, address and request) by email at regalreit@computershare.com.hk or by notice in writing to Regal REIT’s unit registrar (the “Unit Registrar”), Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wan Chai, Hong Kong, Regal REIT or the Unit Registrar will promptly send the printed form to you upon receipt of your request free of charge.

Arrangement of Electronic Dissemination of Corporate Communications

Pursuant to Rule 2.07A of the Rules Governing The Listing of Securities on The Stock Exchange of Hong Kong Limited under the expansion of paperless listing regime and electronic dissemination of Corporate Communications^(Note 2) that came into effect on 31st December, 2023, Regal REIT is writing to inform you that Regal REIT has adopted electronic dissemination of Corporate Communications. Please note that both English and Chinese versions of all future Corporate Communications will be available electronically on the websites of Regal REIT and HKEX, in place of printed copies. You need to proactively check the websites of Regal REIT and HKEX to keep up with the publication of Corporate Communications.

As a Non-registered Unitholder, if you wish to receive any notifications of the publication of the future Corporate Communications on time, Regal REIT recommends you to liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your units of Regal REIT are held (collectively, the “Intermediaries”) and provide your email address to your Intermediaries. If no functional email address is provided by you via the Intermediaries to the Unit Registrar, until such time that your functional email address is provided to the Intermediaries, no notifications of the publication of Corporate Communications will be sent to you.

If you wish to receive future Corporate Communications in printed form, please complete and return the reply form on the reverse side to the Unit Registrar at 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wan Chai, Hong Kong or send an email to regalreit@computershare.com.hk specifying your name, address and request for receiving the Corporate Communications in printed form.

Should you have any queries relating to this letter, please contact the Unit Registrar at (852)2862 8688 during business hours from 9:00 a.m. to 6:00 p.m. (Hong Kong time), Mondays to Fridays, excluding Hong Kong public holidays.

Yours faithfully,
For and on behalf of
Regal Portfolio Management Limited
(as manager of Regal Real Estate Investment Trust)
Simon Lam Man Lim
Executive Director

Note 1: This letter is addressed to the Non-registered Unitholders of Regal REIT which means such person or company, whose units are held in The Central Clearing and Settlement System (CCASS) and who has notified Regal REIT from time to time through Hong Kong Securities Clearing Company Limited that they wish to receive Corporate Communications.

Note 2: “Corporate Communications” include but not limited to annual report, interim report, notice of meeting, listing documents, circular and proxy form.

各位非登記基金單位持有人^(附註 1)：

**發佈二零二五年年報連同日期為二零二六年四月十七日之通函（統稱「本次公司通訊」）及
二零二五年可持續發展報告之通知**

富豪產業信託（「富豪產業信託」）之本次公司通訊及二零二五年可持續發展報告之英文版本及中文版本均已登載於富豪產業信託網站 www.regalreit.com 及香港交易及結算所有限公司（「香港交易所」）網站 www.hkexnews.hk。閣下可於富豪產業信託網站內「投資者中心」一項按下相關標題取覽，或於香港交易所網站瀏覽本次公司通訊及二零二五年可持續發展報告。閣下若因任何理由以致在收取或存取載於富豪產業信託網站之本次公司通訊遇到困難，閣下可將要求（註明閣下之姓名、地址及要求）以電郵方式發送至電郵地址 regalreit@computershare.com.hk 或以書面方式郵寄致富豪產業信託之基金單位過戶處（「基金單位過戶處」）香港中央證券登記有限公司，地址為香港灣仔皇后大道東 183 號合和中心 17M 樓，富豪產業信託或基金單位過戶處將於收到閣下要求後，盡快向閣下免費發送印刷本一份。

以電子方式發佈公司通訊之安排

根據二零二三年十二月三十一日生效的香港聯合交易所有限公司證券上市規則第 2.07A 條有關擴大無紙化制度及以電子方式發佈公司通訊規定下，富豪產業信託謹此通知閣下，富豪產業信託已採用電子方式發佈公司通訊^(附註 2)。請注意，所有日後公司通訊之英文版本及中文版本將均以電子方式於富豪產業信託及香港交易所網站提供，以取代印刷本。閣下須主動查看富豪產業信託網站及香港交易所網站以留意公司通訊的發佈。

作為非登記基金單位持有人，倘閣下希望及時收取有關日後公司通訊發佈的任何通知，富豪產業信託建議閣下聯絡代閣下持有富豪產業信託之基金單位的銀行、經紀、託管商、代理人或香港中央結算（代理人）有限公司（統稱「中介人」），並向閣下的中介人提供閣下的電郵地址。倘閣下並無透過中介人向基金單位過戶處提供閣下有效電郵地址，直至向中介人提供閣下有效的電郵地址前，將無法通知閣下有關發佈公司通訊事宜。

倘若閣下有意收取日後公司通訊之印刷本，請填妥背面之回條並交回基金單位過戶處，地址為香港灣仔皇后大道東 183 號合和中心 17M 樓或發送電郵至 regalreit@computershare.com.hk，並註明閣下的姓名、地址以及收取公司通訊印刷本的要求。

如閣下對本函件有任何疑問，請於辦公時間星期一至五（香港公眾假期除外）上午 9 時正至下午 6 時正（香港時間）致電基金單位過戶處(852)2862 8688 查詢。

代表
富豪資產管理有限公司
(作為富豪產業信託之管理人)
執行董事
林萬鏞
謹啟

二零二六年四月十七日

附註 1：此函件乃向富豪產業信託之非登記基金單位持有人（指基金單位存放於中央結算及交收系統（中央結算系統）之人士或公司，並透過香港中央結算有限公司不時向富豪產業信託發出希望收取公司通訊之通知）發出。

附註 2：「公司通訊」包括但不限於年報、中期報告、會議通知、上市文件、通函及代表委任表格。

**REPLY FORM 回條**

To: **Regal Real Estate Investment Trust ("Regal REIT")**(Stock Code: 1881)
c/o **Computershare Hong Kong Investor Services Limited (The "Unit Registrar")**
17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong

致: **富豪產業信託("富豪產業信託")**(股份代號: 1881)
經 **香港中央證券登記有限公司("基金單位過戶處")**
香港灣仔皇后大道東 183 號合和中心 17M 樓

REMINDER 提示

As a Non-registered Unitholder, if you wish to receive Corporate Communications* of Regal REIT by electronic dissemination, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your units are held (collectively, the "Intermediaries") and provide your email address to your Intermediaries.

作為非登記基金單位持有人，如有意透過電子發佈收取富豪產業信託的公司通訊*，閣下應聯絡代 閣下持有基金單位的銀行、經紀、託管商、代理人或香港中央結算（代理人）有限公司（統稱「中介人」），並向 閣下的中介人提供 閣下的電郵地址。

Request for Corporate Communications* in printed form 要求收取公司通訊* 印刷本

(Please mark "✓" in the below box if applicable) (如適用，請在以下方格內劃上「✓」號)

Name of the listed issuer: **Regal Real Estate Investment Trust**
上市發行人名稱: **富豪產業信託**

I/we would like to receive future Corporate Communications* in printed form
本人 / 我們欲收取日後公司通訊* 的印刷本

English Version 英文版

Chinese Version 中文版

English and Chinese Versions 英文及中文版本

Name(s) of Non-registered Unitholder(s):
非登記基金單位持有人姓名:

(Please use ENGLISH BLOCK LETTERS 請用英文正楷填寫)

Signature(s):
簽名:

Contact number:
聯絡電話號碼:

Date:
日期:

Notes 附註:

- This Reply form is addressed to Non-registered Unitholder(s) of Regal REIT which means such person or company, whose units are held in The Central Clearing and Settlement System (CCASS) and who has notified Regal REIT from time to time through Hong Kong Securities Clearing Company Limited that they wish to receive Corporate Communications*.
此回覆表格乃向富豪產業信託之非登記基金單位持有人（指基金單位存放於中央結算及交收系統（中央結算系統）的人士或公司，並透過香港中央結算有限公司不時向富豪產業信託發出希望收取公司通訊*之通知）發出。
- Please complete all your details clearly.
請清楚填寫 閣下之所有資料。
- Any form with no box marked (✓), with no signature or otherwise incorrectly completed will be void.
如在本表格未有在方格內劃上「✓」號，或未有簽署，或在其他方面填寫不正確，則本表格將會作廢。
- For the avoidance of doubt, Regal REIT and/or the Unit Registrar do not accept any other instructions given on this Reply Form.
為免存疑，在本回條上的任何額外指示，富豪產業信託及/或基金單位過戶處將不予處理。

* "Corporate Communications" refer to any documents issued or to be issued by Regal REIT for the information or action of its unitholders, including but not limited to the annual report, interim report, notice of meeting, circular and proxy form.
「公司通訊」乃指富豪產業信託已發出或將予發出以供其基金單位持有人參照或採取行動的任何文件，包括但不限於年報、中期報告、會議通告、通函及代表委任表格。

PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料聲明

- "Personal Data" in this statement has the same meaning as "personal data" in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong ("PDPO").
本聲明中所指的「個人資料」與香港法例第 486 章《個人資料（私隱）條例》（「《私隱條例》」）中「個人資料」的涵義相同。
- Your Personal Data provided in this Reply Form will be used in connection with Regal REIT's dissemination of Corporate Communications*. Your supply (directly and/or through your Intermediary) of Personal Data to Regal REIT and/or the Unit Registrar is on a voluntary basis. In case of a failure to provide sufficient information, Regal REIT and/or the Unit Registrar may not be able to process your instructions and/or requests as stated in this Reply Form.
閣下於本回條所提供的個人資料將用於有關富豪產業信託發佈公司通訊*的事宜上。閣下是自願（直接及/或透過 閣下的中介人）向富豪產業信託及/或基金單位過戶處提供個人資料。若 閣下未能提供足夠資料，富豪產業信託及/或基金單位過戶處可能無法處理 閣下在本回條上所述的指示及/或要求。
- Your Personal Data may be disclosed or transferred by Regal REIT and/or the Unit Registrar to Regal REIT's trustee, manager and subsidiaries and/or other companies or bodies for any of the stated purposes, or when it is required to do so by law and will be retained for such period as may be necessary for our verification and record purposes.
富豪產業信託及/或基金單位過戶處可就任何所說明的用途或在法例規定的情況下，將 閣下的個人資料披露或轉移給富豪產業信託的受託人、管理人及附屬公司及/或其他公司或團體，並將在適當期間保留該等個人資料作核實及紀錄用途。
- You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data should be in writing, by mail to the Hong Kong Privacy Officer of the Unit Registrar at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong or by email at PrivacyOfficer@computershare.com.hk.
閣下有權根據《私隱條例》的條文查閱及/或修改 閣下的個人資料。任何該等查閱及/或修改個人資料的要求均須以書面方式郵寄至基金單位過戶處（地址為香港灣仔皇后大道東 183 號合和中心 17M 樓）向香港隱私主任提出，或發送電郵至 PrivacyOfficer@computershare.com.hk。

Mailing Label 郵寄標籤

Computershare Hong Kong Investor Services Limited
香港中央證券登記有限公司
Freepost No. 簡便回郵號碼: 37
Hong Kong 香港

Please cut the mailing label and stick it on an envelope to return this form to us.
No postage is necessary if posted in Hong Kong.

當 閣下寄回此回條時，請將郵寄標籤剪貼於信封上。
如在本港投寄，閣下無需支付郵費或貼上郵票。