

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 Unitholders,

Notice of publication of (1) 2025 Annual Report; (2) Circular dated 17th April, 2026; (3) Notice of Annual General Meeting; (4) Form of Proxy (collectively, “Current Corporate Communications”); and (5) 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 respective 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 selected to receive Corporate Communications^(Note 1) of Regal REIT in printed version, printed copies of the language version(s) of the Current Corporate Communications of Regal REIT according to your choice are enclosed. 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 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.

Notwithstanding the above, please note that notification letter of publication of Corporate Communications and Actionable Corporate Communications^(Note 2) will be sent to you individually by email or by post in accordance with your indicated preference, in addition to being made available on the websites of Regal REIT and HKEX.

Solicitation of electronic contact details

To ensure timely receipt of the latest Corporate Communications and Actionable Corporate Communications, Regal REIT recommends you to provide your email address by scanning your personalised QR code printed on the reply form (the “Reply Form”) on the reverse side or you may complete and return the Reply Form to the Unit Registrar by email to regalreit@computershare.com.hk or by post to 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wan Chai, Hong Kong.

If Regal REIT does not receive your functional email address, until such time that your functional email address is provided to the Unit Registrar, you will have to access all future Corporate Communications on the website of Regal REIT, Regal REIT will send (i) notification letters of publication of the Corporate Communications and (ii) Actionable Corporate Communications in printed form to you by post at your address as appearing in Regal REIT’s register of unitholders maintained by the Unit Registrar.

If you wish to receive future Corporate Communications and Actionable Corporate Communications in printed form, please complete and return the Reply Form to the Unit Registrar, or send an email to regalreit@computershare.com.hk specifying your name, address and request for receiving the Corporate Communications and Actionable Corporate Communications in printed form. Please note that such instruction will be valid unless being revoked or superseded or until the time when Regal REIT publishes its next annual report (whichever is earlier).

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

Note 2: “Actionable Corporate Communications” refer to any Corporate Communications that seek instructions from its unitholders on how they wish to exercise their rights or make elections as unitholders.

各位基金單位持有人：

發佈(1)二零二五年年報; (2)日期為二零二六年四月十七日之通函; (3)週年大會通告; (4)委任代表表格 (統稱「本次公司通訊」); 及(5)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」一項按下相關標題分別取覽，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。若閣下已選擇收取富豪產業信託之公司通訊^(Note 1)之印刷版本，本函附有閣下所選定語言版本之富豪產業信託之本次公司通訊。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）以電郵方式發送到電郵地址 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以電子方式發佈公司通訊。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網站及香港交易所網站提供，以取代印刷本。

除上述安排外，請注意，刊發公司通訊之通知信函及可供採取行動的公司通訊^(Note 2)除於富豪產業信託及香港交易所網站上提供外，亦將會按照閣下之選擇以電郵或郵寄方式個別寄發予閣下。

徵集電子聯絡資料

為確保能及時收取最新的公司通訊及可供採取行動的公司通訊，富豪產業信託建議閣下透過掃描背面之回條（「回條」）上列印之閣下專屬二維碼以提供閣下的電郵地址，或閣下可填妥回條並電郵至 regalreit@computershare.com.hk 或郵寄至香港灣仔皇后大道東 183 號合和中心 17M 樓，交回基金單位過戶處。

倘若富豪產業信託沒有收到閣下有效的電郵地址，直至閣下向基金單位過戶處提供有效的電郵地址前，閣下將需於富豪產業信託網站存取所有日後公司通訊，而富豪產業信託將根據基金單位過戶處所存置之基金單位持有人名冊上所示的地址透過郵寄方式向閣下寄發(i)刊發公司通訊之通知信函及(ii)可供採取行動的公司通訊之印刷本。

倘若閣下有意收取日後公司通訊及可供採取行動的公司通訊之印刷本，請填妥回條並交回基金單位過戶處，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及可供採取行動的公司通訊之印刷本的要求。請注意，該等指示將有效直至被撤銷或取代，或富豪產業信託於刊發其下一份年報為止（以較早者為準）。

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: 「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。

附註 2: 「可供採取行動的公司通訊」指任何涉及要求其基金單位持有人指示其擬如何行使其作為基金單位持有人的權利或作出選擇的公司通訊。

