REGAL REIT
富豪產業信託

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

富豪資產管理有限公司
Regal Portfolio Management Limited

POST-COMPLETION TRUE-UP AND FINAL CONSIDERATION FOR THE DISPOSAL OF SUBSIDIARIES OWNING REGAL ORIENTAL HOTEL

References are made to the announcements of Regal REIT dated 22 March 2026, 24 April 2026 and 30 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. POST-COMPLETION TRUE-UP

The Board wishes to announce that the Completion Accounts have been agreed between the Vendor and the New Purchaser in accordance with the procedures under the Preliminary SP Agreement.

The Target Group Fair Value as determined by reference to the Completion Account is HK$757,286,097, which is higher than the Target Group Fair Value as determined by reference to the Pro Forma Completion Account (being HK$757,193,912). Accordingly, the True-up Amount of HK$92,185, which represents the difference between the abovementioned figures, has been settled by the New Purchaser after the agreement of the Completion Accounts.

B. FINAL TOTAL CONSIDERATION

The final Total Consideration, which is the sum of the Sale Share Consideration and the Sale Loan Consideration after reflecting the abovementioned True-up Amount, is HK$770,462,185.

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, 15 July 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.