



## 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



### FORM OF PROXY FOR ANNUAL GENERAL MEETING TO BE HELD ON TUESDAY, 19TH MAY, 2026

No. of unit(s) <sup>1</sup> to which this proxy relates	
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I/We<sup>2</sup> \_\_\_\_\_  
of \_\_\_\_\_  
being a registered unitholder(s) of **REGAL REAL ESTATE INVESTMENT TRUST** (“Regal REIT”) hereby appoint<sup>3</sup>  
the Chairman of the AGM or \_\_\_\_\_  
of \_\_\_\_\_  
as my/our proxy to attend, act and vote for me/us and on my/our behalf at the Annual General Meeting of Regal REIT  
to be held on Tuesday, 19th May, 2026 at 11:00 a.m. (“AGM”) or at any adjournment thereof on the resolutions as set  
out in the notice of the AGM as indicated below or, if no such indication is given, as my/our proxy thinks fit.

	ORDINARY RESOLUTIONS	FOR <sup>4</sup>	AGAINST <sup>4</sup>
3.	To approve a general mandate in relation to the buy-back of units of Regal REIT.		
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.		
5.	To approve the appointment of Mr. Frank WONG Chi Hong as an Independent Non-executive Director of the REIT Manager.		

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2026. Signature of Unitholder(s)<sup>5</sup> \_\_\_\_\_

#### NOTES:

- Please insert the number of Unit(s) registered in your name(s). If no number is inserted, this form of proxy will be deemed to relate to all the Units registered in your name(s).
- Please insert your full name(s) and address(es) in **BLOCK CAPITALS**.
- If any proxy other than the Chairman of the AGM is preferred, please strike out the relevant reference and insert the name and address of the proxy desired in the space provided. A Unitholder may appoint one or more proxies to attend and vote in his stead. A proxy need not be a Unitholder. **ANY ALTERATION MADE TO THIS FORM OF PROXY MUST BE DULY INITIALED BY THE PERSON(S) WHO SIGN(S) IT.**
- IMPORTANT: IF YOU WISH TO VOTE FOR OR AGAINST THE RESOLUTION, PLEASE PLACE A “✓” IN THE APPROPRIATE BOX.** If you do not indicate how you wish your proxy to vote, your proxy will exercise his discretion whether to vote for or against the Ordinary Resolutions as set out in the notice of AGM or to abstain from voting. Your proxy will be entitled to vote at his discretion on any resolution(s) properly put to the AGM other than those referred to in the notice of AGM.
- This form of proxy must be signed under the hand of the appointor or of his attorney duly authorised in writing, or if the appointor is a corporation, either under seal or under the hand of an officer or attorney duly authorised.
- If two or more persons are jointly entitled to a Unit and are present at the AGM, only the joint unitholder whose name stands first in the Register in respect of the joint holding is entitled to vote at the AGM.
- To be valid, this form of proxy, together with the power of attorney or other authority (if any) under which it is signed, or a notarially certified copy of that power or authority, must be deposited with the Unit Registrar of Regal REIT, Computershare Hong Kong Investor Services Limited of 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wanchai, Hong Kong not less than 48 hours before the time appointed for the AGM or any adjournment thereof.
- Completion and delivery of this form of proxy will not preclude you from attending and voting at the meeting if you so wish.
- Pursuant to the Trust Deed, at any meeting a resolution put to the vote of the meeting shall be decided on a poll and the result of the poll shall be deemed to be the resolution of the meeting.
- On a poll every Unitholder who is present in person or by proxy shall have one vote for every Unit of which he/she is the Unitholder. A person entitled to more than one vote need not use all his/her votes or cast them in the same way.
- Unless otherwise stated, capitalised terms used in this form of proxy shall have the same meanings as those defined in the circular of Regal REIT dated 17th April, 2026. The full text of the above Ordinary Resolutions are set out in the notice of AGM.