

The Securities and Futures Commission of Hong Kong, Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



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



UPDATES ON DISPOSAL OF SUBSIDIARIES OWNING REGAL ORIENTAL HOTEL

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

The Board wishes to provide the following updates regarding the Transaction.

A. PRELIMINARY SP AGREEMENT

Following arm’s length negotiation, the Purchaser and the Vendor agreed that no Formal Agreement will be entered into on or before the Completion Date. Accordingly, the Preliminary SP Agreement shall remain in full force and effect (save to the extent supplemented and/or modified by the Novation Deed, as further described below).

B. NOVATION DEED

On 24 April 2026, the Vendor, Rich Day, the Purchaser (the “**Original Purchaser**”), Goldenridge Worldwide Limited (the “**New Purchaser**”) and the Trustee (in its capacity as trustee for and on behalf of Regal REIT) entered into a novation deed (the “**Novation Deed**”) in relation to the Preliminary SP Agreement entered into amongst the Vendor, Rich Day, the Original Purchaser and the Trustee.

Pursuant to the Novation Deed and with effect from 23 April 2026 (the “**Novation Date**”), the Original Purchaser has transferred and assigned, and the New Purchaser has assumed, all rights, interests, benefits, obligations, liabilities and duties of the Original Purchaser under the Preliminary SP Agreement, and the Original Purchaser has been released and discharged from the Preliminary SP Agreement. The New Purchaser has covenanted to perform the Original Purchaser’s obligations, liabilities and duties as if it were an original party to the Preliminary SP Agreement and to be bound by the terms thereof in place of the Original Purchaser.

The Novation Deed does not affect or prejudice any rights, liabilities, claims or demands of any party arising out of or in connection with the Preliminary SP Agreement in respect of matters occurring prior to the Novation Date.

Save as disclosed above, the Preliminary SP Agreement remains in full force and effect, and all other principal terms of the Transaction as set out in the Disposal Announcement remain unchanged.

The New Purchaser (Goldenridge Worldwide Limited) is a company incorporated in the British Virgin Islands with limited liability. Based on information provided by the New Purchaser and to the best of the knowledge, information, and belief of the Directors: (i) the New Purchaser is principally engaged in investment holding; (ii) the New Purchaser is a joint venture of (a) Centaline, of which the single largest and ultimate beneficial owner is Mr. Wong Man Yin, and (b) a company unrelated to Centaline, of which the ultimate beneficial owner is Ms. Liu De Ye, Ching, and both of Centaline and Ms. Liu De Ye, Ching are the controlling shareholders of the New Purchaser, and (ii) the New Purchaser and its ultimate beneficial owners are third parties fully independent of Regal REIT and its connected persons.

C. GENERAL

This announcement is made pursuant to 10.3 of the REIT Code.

Further announcements will be made as and when necessary or appropriate in accordance with the applicable regulatory requirements, including when the Excluded Property Tenancy is entered into and when Completion takes place.

Completion of the Transaction is conditional upon the satisfaction or, if applicable, waiver of the relevant conditions precedent. Accordingly, the Transaction may or may not proceed. Holders of securities and potential investors of Regal REIT are reminded to exercise caution when dealing in the securities of Regal REIT.

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, 24 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.