

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)

19th April, 2024

Dear Unitholders,

Notice of publication of (1) 2023 Annual Report; (2) Circular dated 19th April, 2024; (3) Notice of Annual General Meeting; (4) Form of Proxy (collectively, "Current Corporate Communications"); and (5) 2023 Sustainability Report

The Current Corporate Communications and the 2023 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 2023 Sustainability Report by clicking the relevant title under the section headed "Investor Centre" of Regal REIT's website, or browsing through HKEX's website.

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 1) 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 Regal REIT's unit registrar (the "Unit Registrar"), Computershare Hong Kong Investor Services Limited, 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.

Please note that your previous instructions (if any) to receive Corporate Communications in printed form will no longer apply. 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 in the following year (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)二零二三年年報；(2)日期為二零二四年四月十九日之通函；(3)週年大會通告；
(4)委任代表表格（統稱「本次公司通訊」）；及(5)二零二三年可持續發展報告之通知

富豪產業信託（「富豪產業信託」）之本次公司通訊及二零二三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二零二三年可持續發展報告。

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^(附註1)。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^(附註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，交回富豪產業信託的基金單位過戶處（「基金單位過戶處」）香港中央證券登記有限公司。

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。

請注意，閣下原有以印刷本形式收取公司通訊之指示（如有）將不再適用。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，或富豪產業信託於翌年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

二零二四年四月十九日

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。

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

(Please choose ONLY ONE of the options below)
(請從以下選項中只選擇其中一項)

Personalised QR Code 專屬二維碼
Option 1: Provide your email address for receipt of future Corporate Communications* and Actionable Corporate Communications* of Regal REIT via electronic dissemination by scanning your personalised QR code
選項 1: 掃描閣下專屬二維碼提供閣下之電郵地址, 以收取日後透過電子方式發佈富豪產業信託的公司通訊*及可供採取行動的公司通訊*
You are NOT required to return this Reply Form if you choose Option 1. 如閣下選擇選項1, 則無須交回本回條。

Option 2: I/we hereby provide my/our email address in writing for receipt of future Corporate Communications* and Actionable Corporate Communications* of Regal REIT via electronic dissemination
選項 2: 本人/吾等現以書面提供本人/吾等之電郵地址, 以收取日後透過電子方式發佈富豪產業信託的公司通訊*及可供採取行動的公司通訊*
Name of Unitholder(s) 基金單位持有人姓名: _____
Name of the listed issuer 上市發行人名稱: Regal Real Estate Investment Trust 富豪產業信託
Email address 電郵地址: (Notes 3 / 附註3)
<input type="text"/>

Option 3: I/we hereby request for receipt of future Corporate Communications* and Actionable Corporate Communications* of Regal REIT in printed form (Please mark "✓" in the below box if applicable) (Notes 5)
選項 3: 本人/吾等現要求收取日後富豪產業信託的公司通訊*及可供採取行動的公司通訊*印刷本 (如適用, 請在以下方格內劃上「✓」號) (附註5)
<input type="checkbox"/> English Version 英文版本 <input type="checkbox"/> Chinese Version 中文版本 <input type="checkbox"/> English and Chinese Versions 英文及中文版本

Signature(s): (Note 1)
簽名: (附註1)

Contact number:
聯絡電話號碼: _____

Date:
日期: _____

Notes 附註:

- Please complete all your details clearly. If your units are held in joint names, all of the joint unitholders should jointly sign this Reply Form in order to be valid.
請清楚填妥閣下之所有資料。如屬聯名基金單位持有人, 則本回條須由所有聯名基金單位持有人聯合簽署, 方為有效。
- Any Reply Form with no signature or otherwise incorrectly completed will be void.
任何回條若未有簽署或在其他方面填寫不正確, 則本回條將作廢。
- If Regal REIT and/or the Unit Registrar do not receive a functional email address in your reply, you will receive (i) notification letter of publication of Corporate Communications* and (ii) Actionable Corporate Communications* in printed form in the future.
如富豪產業信託及/或基金單位過戶處沒有收到閣下的有效電郵地址, 閣下日後將會收到(i)發佈公司通訊*之通知信及(ii)可供採取行動的公司通訊*之印刷本。
- If you provide more than one email address by QR code, email, Reply Form and/or other means, only the latest email address provided will be registered.
如閣下透過二維碼、電郵、回條及/或其他方式提供多於一個的電郵地址, 只有閣下最後提供的電郵地址將會被登記。
- If you mark "✓" in one of the boxes in Option 3, no email address will be registered and only Corporate Communications* and Actionable Corporate Communications* in printed form will be received and this instruction is valid until the time when Regal REIT publishes its annual report in the following year.
如閣下在選項3其中一個方格內劃上「✓」號, 閣下將不會有電子郵件地址被登記, 只會收取公司通訊*及可供採取行動的公司通訊*的印刷本。該等要求將有效直至富豪產業信託於翌年刊發其下一份年報為止。
- 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; and "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 its unitholders.
"公司通訊"乃指富豪產業信託已發出或將發出以供其基金單位持有人參照或採取行動的任何文件, 其中包括但不限於年報、中期報告、會議通告、過渡及代表委任表格; 而"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。

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, including but not limited to, Regal REIT's dissemination of Corporate Communications* and Actionable Corporate Communications* and to liaise with you on other matters relating to your holding in unit(s) of Regal REIT. Your supply 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 instruction and/or request as stated in this Reply Form.
閣下於本回條所提供的個人資料將用於(包括但不限於)有關富豪產業信託發佈公司通訊*有關事宜及就, 閣下持有富豪產業信託的基金單位有關的其他事宜上與閣下聯絡。閣下是自願向富豪產業信託及/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)或發給電郵至 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。