



New Century Real Estate Investment Trust 開元產業投資信託基金

(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: 1275)

Managed by NEW CENTURY ASSET MANAGEMENT LIMITED

FORM OF PROXY FOR USE BY UNITHOLDERS
AT THE EXTRAORDINARY GENERAL MEETING TO BE HELD ON 12 APRIL 2021

I/We¹ _____
of _____
being a registered holder(s) of² _____ units in New Century Real Estate Investment Trust
("New Century REIT") hereby appoint³ _____
of _____
or failing him/her _____
of _____
or failing him/her, the Chairman of the meeting, as my/our proxy/proxies to attend and to vote for me/us and on my/our behalf at the extraordinary
general meeting of Unitholders (the "Extraordinary General Meeting") to be held at Portion 2, 12/F., The Center, 99 Queen's Road Central, Central,
Hong Kong, (Conference Room 1-6) on 12 April 2021, at 10:00 a.m. and at any adjournment thereof and to vote for me/us on the undermentioned
resolution as indicated below.

Terms defined in the circular of New Century REIT dated 19 March 2021 (the "Circular") shall have the same meanings when used in this proxy form
unless the context otherwise requires. Full text of the Special Resolution is set out in the Notice of Extraordinary General Meeting dated 19 March 2021.

SPECIAL RESOLUTION	For ⁴	Against ⁴
THAT: (a) the Proposed Disposal, the Agreement and the transactions contemplated thereunder be and are hereby approved, and the Board and the Trustee be and are hereby authorised to do all such acts and things as may be necessary or desirable to implement or give effect to the Proposed Disposal, the terms of the Agreement and the transactions contemplated thereunder and to make and agree such variations, amendments or modifications (if any) to the terms of the Agreement as any Director(s) may consider to be desirable, necessary or appropriate and in the interest of the Unitholders; and; (b) subject to completion of the transactions contemplated by paragraph (a) above, the Proposed Termination, the Proposed Liquidation and the Proposed Delisting be and are hereby approved, and the Trustee and any Director(s) be and are hereby authorised to execute such documents, make such applications and submissions and do all such acts, deeds or things on behalf of New Century REIT which the Director(s) consider(s) to be necessary or desirable in connection with the Proposed Termination, the Proposed Liquidation and the Proposed Delisting, and all the documents signed by the relevant Director(s) on behalf of the Manager in such connection be and are hereby approved.		

Signature(s) of Unitholder(s) _____

Date: _____ 2021

Notes:

1. Full name(s) and address(es) to be inserted in **BLOCK CAPITALS**. The names of all joint holders should be stated.
2. Please insert the total number of units registered in your name(s). If no number is inserted, this form of proxy will be deemed to relate to all the units in New Century REIT registered in your name(s).
3. Subject to the restrictions set out in the Circular, any Unitholder entitled to attend and vote at the meeting (or at any adjournment thereof) is entitled to appoint one or more proxies to attend and vote in his/her stead. A proxy need not be a Unitholder. If any proxy other than the Chairman of the meeting is preferred, please insert the name and address of the proxy desired in the space provided and delete the words "or failing him/her, the Chairman of the meeting". If more than one proxy is appointed, the appointment shall specify the number of units in respect of which each such proxy is represented. Alternatively, you may insert a number in the relevant box and the votes attached to such number of units will be cast accordingly.
4. **IMPORTANT: IF YOU WISH TO VOTE FOR A RESOLUTION, PLACE A "✓" IN THE APPROPRIATE BOX MARKED "FOR". IF YOU WISH TO VOTE AGAINST A RESOLUTION, PLACE A "✓" IN THE APPROPRIATE BOX MARKED "AGAINST"**. Failure to tick any box will entitle your proxy to cast his/her vote at his/her discretion.
5. This form of proxy must be signed by you or your attorney duly authorized in writing or, in the case of a corporation, must either be executed under its common seal or under the hand of an officer or attorney duly authorized in writing.
6. In order 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 thereof, must be deposited with the unit registrar of New Century REIT, Tricor Investor Services Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong not less than 48 hours before the time appointed for holding the meeting or at any adjourned meeting.
7. Completion and return of this form of proxy will not preclude you from attending and voting in person should you so wish. In the event that you attend the meeting or adjourned meeting (as the case may be) after having lodged a form of proxy, the form of proxy will be deemed to have been revoked.
8. In case of joint registered unitholders, the vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of other joint unitholders and for this purpose seniority shall be determined by the order in which the names stand in the register of unitholders.
9. The voting of the above special resolution at the meeting will be taken by way of poll. On a poll every unitholder who is present in person, by corporate representative 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 needs not use all his/her votes or cast them in the same way.
10. Any alteration made to this form of proxy must be initialled by the unitholder who signs it.