



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 ANNUAL GENERAL MEETING TO BE HELD ON 18 JUNE 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 on my/our behalf the Annual
General Meeting to be held at Portion 2, 12/F., The Center, 99 Queen’s Road Central, Central, Hong Kong,
(Conference Room 2-4) on Friday, 18 June 2021, at 2:00 p.m. and at any adjournment thereof.

Signature(s) of Unitholder(s) _____

Date: _____

Notes:

1. Full name(s) and address(es) are to be inserted in **BLOCK LETTERS**. 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. Any unitholder entitled to attend the meeting (or at any adjournment thereof) is entitled to appoint one or more proxies to attend in his/her stead. A proxy needs 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. 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.
5. Reference is made to the circular dated 19 March 2021 (the “Circular”) and the announcement dated 25 March 2021 (the “Announcement”) jointly issued by New Century REIT and Huge Harvest International Limited in respect of, among others, the proposed very substantial disposal and connected party transaction, and the proposed termination, proposed liquidation, proposed delisting and proposed deauthorisation of New Century REIT. Capitalised terms used in this paragraph 5. shall have the same meanings as defined in the Circular and the Announcement. The register of Unitholders has been closed from Wednesday, 21 April 2021 and will remain closed until the effective date of the Proposed Delisting. The effective date and the arrangement of the Proposed Delisting and the Proposed Deauthorisation are subject to approval of the Stock Exchange and the SFC.
6. Those Unitholders on the register of Unitholders as at Wednesday, 21 April 2021 are entitled to attend the annual general meeting to be held on 18 June 2021.
7. 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 notorially 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.
8. 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.
9. Any alteration made to this form of proxy must be initialled by the unitholder who signs it.