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REGAL REIT
富豪產業信託

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

富豪資產管理有限公司
Regal Portfolio Management Limited

ELECTION BY THE REIT MANAGER FOR BASE FEES AND VARIABLE FEES FOR THE FINANCIAL YEAR 2026 TO BE PAID IN CASH

The Board announces that pursuant to the terms of the Trust Deed, the REIT Manager on 3 December 2025 has notified the Trustee in writing of the Election for the Base Fees and the Variable Fees for the financial year 2026 to be paid to the REIT Manager in cash.

Pursuant to the terms of the Trust Deed, the Election is irrevocable for the financial year 2026 once made.

Pursuant to the terms of the Trust Deed, the REIT Manager is entitled to receive a Base Fee and a Variable Fee. The Base Fees and the Variable Fees for the financial year 2026 shall be paid to the REIT Manager in the form of cash and/or Units, as the REIT Manager may elect. The REIT Manager shall make an election for the payment of the Base Fees and the Variable Fees in cash and/or Units annually on or before 15 January of the year to which the fees relate by way of notice in writing to the Trustee and an announcement to Unitholders.

The Board announces that the election (the "**Election**") for the Base Fees and the Variable Fees for the financial year 2026 to be paid to the REIT Manager in cash was approved by the Board on 3 December 2025 and pursuant to the terms of the Trust Deed, the REIT Manager on 3 December 2025 has notified the Trustee in writing of the Election. Pursuant to the terms of the Trust Deed, the Election is irrevocable for the financial year 2026 once made. In the event that the REIT Manager fails to make an election in any subsequent financial year for the payment of the Base Fees and the Variable Fees, the Election (being the most recent valid election made by the REIT Manager in a prior financial year) shall apply.

This announcement is made pursuant to Clause 14.1 of the Trust Deed and paragraph 10.3 of the REIT Code.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following terms have the following meanings:

"Base Fee"	the fee payable to the REIT Manager pursuant to Clause 14.1.1 of the Trust Deed;
"Board"	the board of directors of the REIT Manager;
"Regal REIT"	Regal Real Estate Investment Trust, a collective investment scheme constituted as a unit trust and authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) subject to applicable conditions from time to time;
"REIT Code"	the Code on Real Estate Investment Trusts issued by the Securities and Futures Commission, as amended, supplemented and/or otherwise modified from time to time;
"REIT Manager"	Regal Portfolio Management Limited, as the manager of Regal REIT;

"Trust Deed"	the trust deed constituting Regal REIT dated 11 December 2006 made between the REIT Manager and the Trustee, as amended and restated by the second amending and restating deed dated 31 January 2024 (as the same may be further amended and supplemented from time to time);
"Trustee"	DB Trustees (Hong Kong) Limited, as the trustee of Regal REIT;
"Units"	unit(s) of Regal REIT;
"Unitholder(s)"	the holder(s) from time to time of one or more Units; and
"Variable Fee"	the fee payable to the REIT Manager pursuant to Clause 14.1.2 of the Trust Deed.

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, 3 December 2025

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. Bowen Joseph LEUNG Po Wing, GBS, JP, Mr. Kai Ole RINGENSON and Mr. Abraham SHEK Lai Him, GBS, JP as Independent Non-executive Directors.