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## **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**



### **NOTICE OF EXTRAORDINARY GENERAL MEETING**

**NOTICE IS HEREBY GIVEN** that an extraordinary general meeting (the “EGM”) of the unitholders (the “Unitholders”) of Regal Real Estate Investment Trust (“Regal REIT”) will be held at Regal Hongkong Hotel, 88 Yee Wo Street, Causeway Bay, Hong Kong on Wednesday, 31 January 2024 at 12:00 noon for the purpose of considering and, if thought fit, passing (with or without amendments) the resolution below.

Words and expressions that are not expressly defined in this notice of extraordinary general meeting shall bear the same meaning as that defined in the unitholder circular of Regal REIT dated 11 January 2024 (the “Circular”).

#### **ORDINARY RESOLUTION NO. 1**

**“THAT:**

- (a) approval (which, where relevant, shall include approval by way of ratification) be and is hereby given for the Lease and Guarantee Extension (including the proposed new annual caps applicable thereto) and the transactions contemplated thereunder; and
- (b) authorisation be granted to the Manager, any Director of the Manager and the Trustee to complete and to do all such acts and things (including executing all such documents as may be required) as the Manager, such Director of the Manager or, as the case may be, such duly authorised signatory of the Trustee may consider expedient or necessary or in the interest of Regal REIT to give effect to the matters resolved upon in paragraph (a) of this resolution.”

**ORDINARY RESOLUTION**

**NO. 2**

**“THAT:**

- (a) approval (which, where relevant, shall include approval by way of ratification) be and is hereby given for the HMA Extension, the transactions contemplated thereunder and the relevant new annual caps applicable thereto; and
- (b) authorisation be granted to the Manager, any Director of the Manager and the Trustee to complete and to do all such acts and things (including executing all such documents as may be required) as the Manager, such Director of the Manager or, as the case may be, such duly authorised signatory of the Trustee may consider expedient or necessary or in the interest of Regal REIT to give effect to the matters resolved upon in paragraph (a) of this resolution.”

**SPECIAL RESOLUTION**

**“THAT:**

- (a) pursuant to clause 26 of the Trust Deed, approval (where relevant, shall include approval by way of ratification) be and is hereby given for the proposed Trust Deed Amendments as more fully described in Appendix II to the Circular; and
- (b) authorisation be granted to the Manager, any Director of the Manager and the Trustee to complete and to do all such acts and things (including executing all such documents as may be required) as the Manager, such Director of the Manager or, as the case may be, such duly authorised signatory of the Trustee may consider expedient or necessary or in the interest of Regal REIT to give effect to the matters resolved upon in paragraph (a) of this resolution.”

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, 11 January 2024

*Registered Office of the Manager:*

Unit No. 2001, 20th Floor

68 Yee Wo Street

Causeway Bay

Hong Kong

*Notes:*

1. A Unitholder entitled to attend and vote at the EGM is entitled to appoint one or more proxies to attend and vote on a poll in his/her stead. The person appointed to act as a proxy need not be a Unitholder.
2. In order to be valid, the 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 at the Unit Registrar of Regal REIT, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, not less than 48 hours before the time appointed for holding the EGM or any adjournment thereof. Completion and return of the form of proxy will not preclude you from attending and voting in person should you so wish. In the event that you attend and vote at 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.
3. Where there are joint registered Unitholders of a Unit, any one of such Unitholders may vote at the meeting either personally or by proxy in respect of such Unit as if he/she were solely entitled thereto, but if more than one of such Unitholders are present at the meeting personally or by proxy, that one of such Unitholders so present whose name stands first on the register of Unitholders of Regal REIT (the "**Register of Unitholders**") in respect of such Unit shall alone be entitled to vote in respect thereof.
4. The Register of Unitholders will be closed from Friday, 26 January 2024 to Wednesday, 31 January 2024, both days inclusive, during which period no transfers of Units will be effected. In order to qualify to attend and vote at the EGM, all Unit certificates accompanied by the duly completed transfer documents must be lodged with the Unit Registrar of Regal REIT not later than 4:30 pm on Thursday, 25 January 2024.
5. There will be no distribution of corporate gifts or serving of refreshments at the EGM.
6. In the event that a typhoon signal no. 8 (or above) or a black rainstorm warning is in effect on the day of the EGM, Unitholders may call the Manager's hotline at (852) 2805-6336 to enquire about the arrangements of the EGM.

*As at the date of this notice, the Board comprises Mr. LO Yuk Sui as Chairman and Non-executive Director; Miss 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. John William CRAWFORD, JP, 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.*