



## 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



### FORM OF PROXY FOR ANNUAL GENERAL MEETING TO BE HELD ON 8TH MAY, 2009

No. of Unit(s) <sup>1</sup> to which this proxy relates	
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I/We <sup>2</sup> \_\_\_\_\_  
of \_\_\_\_\_

being a registered unitholder of **REGAL REAL ESTATE INVESTMENT TRUST** ("Regal REIT") hereby appoint <sup>3</sup> the Chairman of the Meeting or \_\_\_\_\_ of \_\_\_\_\_ as my/our proxy to attend, act and vote for me/us and on my/our behalf at the Annual General Meeting of Regal REIT to be held on Friday, 8th May, 2009 at 11:00 a.m. and at any adjournment thereof in respect of the resolutions set out in the notice of such meeting as indicated below.

Terms defined in the Circular of Regal REIT dated 7th April, 2009 shall have the same meaning when used in this proxy form unless the context otherwise requires.

**PLEASE INDICATE WITH A "X" IN THE SPACES PROVIDED HOW YOU WISH YOUR VOTE(S) TO BE CAST ON A POLL. SHOULD THIS PROXY FORM BE RETURNED DULY SIGNED BUT WITHOUT A SPECIFIC DIRECTION, THE PROXY WILL VOTE OR ABSTAIN AT HIS DISCRETION.**

SPECIAL RESOLUTIONS		FOR	AGAINST
3.	(A) To approve the amendment to the Trust Deed in respect of special distribution(s) to Unitholders.		
	(B) To approve the amendment to the Trust Deed in respect of Pro Rata Issues.		
	(C) To approve the amendment to the Trust Deed in respect of the underwriting of issues of Units and/or Convertible Instruments.		
	(D) To approve the amendment to the Trust Deed in respect of the distribution reinvestment arrangements.		
	(E) To approve the amendment to the Trust Deed in respect of the production of valuation report.		
	(F) To approve the amendment to the Trust Deed in respect of the calculation of leverage ratio.		
	(G) To approve the amendment to the Trust Deed in respect of the insurance of real estate investments.		
	(H) To approve the amendment to the Trust Deed in respect of the use of electronic means for the provision of corporate communications to Unitholders of holders of Convertible Instruments.		
ORDINARY RESOLUTIONS		FOR	AGAINST
4.	(A) To approve the modification to the distribution policy of Regal REIT.		
	(B) To approve the general mandate in relation to the repurchase of units of Regal REIT.		

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2009. Signature of Unitholder <sup>4</sup> \_\_\_\_\_

**NOTES:**

- Please insert the number of Unit(s) registered in your name(s). If no number is inserted, this form of proxy will be deemed to relate to all the Units registered in your name(s).
- Please insert your full name(s) and address(es) in **BLOCK CAPITALS**.
- If any proxy other than the Chairman of the Meeting is preferred, strike out the relevant reference and insert the name and address of the proxy desired in the space provided. A Unitholder may appoint one or more proxies to attend and vote in his stead. A proxy need not be a Unitholder. **ANY ALTERATION MADE TO THIS FORM OF PROXY MUST BE DULY INITIALED**.
- This form of proxy must be signed under the hand of the appointor or of his attorney duly authorised in writing, or if the appointor is a corporation, either under seal or under the hand of an officer or attorney duly authorised.
- If two or more persons are jointly entitled to a Unit and are present at the Meeting, only the joint Unitholder whose name stands first in the register of Unitholders in respect of the joint holding is entitled to vote at the Meeting.
- 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 of that power or authority, must be deposited with the unit registrar of Regal REIT, Computershare Hong Kong Investor Services Limited of Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not less than 48 hours before the time appointed for the Meeting.