



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 10TH MAY, 2010

No. of unit(s) ¹ to which this proxy relates	
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I/We² _____
of _____
being a registered unitholder of **REGAL REAL ESTATE INVESTMENT TRUST** ("Regal REIT") hereby appoint³ 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 Monday, 10th May, 2010 at 11:00 a.m. and at any adjournment thereof in respect of the resolution set out in the Notice of the Annual General Meeting as indicated below.

ORDINARY RESOLUTION	FOR ⁴	AGAINST ⁴
To approve a general mandate in relation to the repurchase of units of Regal REIT.		

Dated this _____ day of _____ 2010. Signature of Unitholder(s)⁵ _____

NOTES:

1. 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 in Regal REIT registered in your name(s).
2. Please insert your full name(s) and address(es) in **BLOCK CAPITALS**.
3. If any proxy other than the Chairman of the Meeting is preferred, please 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 of Regal REIT. **ANY ALTERATION MADE TO THIS FORM OF PROXY MUST BE DULY INITIALED**.
4. **IMPORTANT: IF YOU WISH TO VOTE FOR OR AGAINST THE RESOLUTION, PLEASE PLACE AN "X" IN THE APPROPRIATE BOX.** If you do not indicate how you wish your proxy to vote, your proxy will exercise his discretion whether to vote for or against the Resolution or to abstain from voting. Your proxy will be entitled to vote at his discretion on any resolution(s) properly put to the Meeting other than those referred to in the Notice convening the Meeting.
5. 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.
6. 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.
7. 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 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong not less than 48 hours before the time appointed for the Meeting.