



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)

13th April, 2022

Dear Unitholders,

Letter to New Unitholders

– Publication of 2021 Annual Report and Circular dated 13th April, 2022; and Election of Means of Receipt and Language of Corporate Communications

Printed copies (in both English and Chinese versions) of the 2021 Annual Report and the Circular dated 13th April, 2022 of Regal Real Estate Investment Trust ("Regal REIT"), together with the accompanying Notice of and Form of Proxy for its Annual General Meeting to be held on 18th May, 2022 (collectively, the "Current Corporate Communications") are enclosed herewith. The Current Corporate Communications, in both English and Chinese versions, are also available on the websites of Regal REIT at www.regalreit.com and Hong Kong Exchanges and Clearing Limited ("HKEX") at www.hkexnews.hk. You may access the respective Current Corporate Communications by clicking the relevant title under the section headed "Investor Centre" of Regal REIT's website or browsing through HKEX's website.

In order to reduce paper consumptions and to save printing and mailing costs for Regal REIT, we are writing to invite you to elect the means of receipt of future Corporate Communications^(Note) of Regal REIT as detailed below. You may choose to receive future Corporate Communications: (i) by electronic means through access to Regal REIT's website at www.regalreit.com; or (ii) in printed version. If you choose to receive printed version, you may also select printed copies either in English version only, or in Chinese version only, or in both English and Chinese versions.

Action to be taken

Please complete and sign the enclosed Reply Form and return it to Regal REIT's Unit Registrar, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong by post using the mailing label (for pre-paid postage in Hong Kong) at the bottom of the Reply Form or by personal delivery.

Kindly note that if we do not receive the completed Reply Form within 28 days from the date of this letter, i.e. by 11th May, 2022, you will be deemed to have consented to receive future Corporate Communications using electronic means through access to Regal REIT's website in lieu of the printed version thereof. Then, only notification(s) of publication of Corporate Communications on Regal REIT's website will be sent to you by post.

If you choose to receive future Corporate Communications using electronic means through access to Regal REIT's website and also provide us with your email address, an email notification of publication of Corporate Communications on Regal REIT's website will be sent to you each time on publication. Otherwise, a notification of publication in printed version will be sent to you by post instead.

You may at any time by reasonable notice in writing or through email at regalreit@computershare.com.hk to Regal REIT's Unit Registrar to change your choice of the means of receipt and/or the language versions of future Corporate Communications. If you have chosen or are deemed to have chosen the electronic means and, for any reason, have any difficulty in receiving or gaining access to the website version of the Corporate Communications, Regal REIT or its Unit Registrar will promptly upon request send the printed version of the same to you free of charge.

Both the printed English and Chinese versions of Corporate Communications will be available from Regal REIT or its Unit Registrar on request, and both versions will also be available in assessable format on HKEX's website and Regal REIT's website.

Should you have any queries relating to this letter, please do not hesitate to call the enquiry hotline at (852) 2862 8688 from 9:00 a.m. to 6:00 p.m. (Monday to Friday, excluding public holidays) or send email to regalreit@computershare.com.hk.

Yours faithfully,
For and on behalf of
Regal Portfolio Management Limited
(as manager of Regal Real Estate Investment Trust)
Simon Lam Man Lim
Executive Director

Note: "Corporate Communications" refer to any documents issued or to be issued by Regal REIT for information or action of its unitholders, including but not limited to, the directors' report and annual accounts together with a copy of the auditors' report, the interim report, a notice of meeting, a listing document, a circular and a proxy form.