

**FORM 2**

**CORPORATE SUBSTANTIAL SHAREHOLDER NOTICE**

**Notice pursuant to s. 324 of Part XV of the Securities and Futures Ordinance (Cap. 571)**

Form for use by a corporation giving notice of :

- (i) First acquiring an interest in 5% or more of the shares of a listed corporation (i.e. first becoming a substantial shareholder);
- (ii) Changes in the percentage level, or nature, of its interest or its short position in such shares; and
- (iii) Ceasing to have an interest of 5% in such shares (complete Boxes 1 to 19 and 27 only).

**This Form must be completed in accordance with the directions and instructions in the Notes to Form 2.**

<b>1. Name of listed corporation</b> Regal Real Estate Investment Trust	
<b>2. Stock code</b> 1881	<b>4. Number of issued shares in class</b> 3,181,721,550
<b>3. Class of shares</b> Unit Trust	

<b>5. Name of substantial shareholder</b> Century City International Holdings Limited	<b>8. Business registration number</b> 13259787-000-12-08-5
<b>6. Registered office</b> Rosebank Centre, 11 Bermudiana Road, Pembroke, Bermuda	<b>9. Place of incorporation</b> Bermuda  <b>Certificate of Incorporation No.</b> EC-14503
<b>7. Principal place of business in Hong Kong</b> 11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong	<b>10. Contact person</b> Kenneth Ng Kwai Kai  <b>11. Daytime tel. No.</b> 28947888  <b>12. e-mail address</b> cosec@centurycity.com.hk
	<b>13. Exchange on which listed</b> The Stock Exchange of Hong Kong Limited
	<b>14. Name of listed parent and exchange on which parent is listed</b>

**15. Date of relevant event**

30	04	2009
(day)	(month)	(year)

**16. Date when the substantial shareholder became aware of the relevant event/ interest in the shares (if later)**

(day)	(month)	(year)

**17. Details of relevant event**

	Relevant event code describing circumstances (see Table 1)	Code describing capacity in which shares were/are held (see Table 2)		Number of shares bought/sold or involved	Currency of transaction	On Exchange		Off Exchange	
		Before relevant event	After relevant event			Highest price per share	Average price per share	Average consideration per share	Consideration Code (see Table 3)
Long position	103	- Select -	205	22,605,114	HKD			0.970	304
Short position	- Select -	- Select -	- Select -						

**18. Total shares immediately before the relevant event**

	Total number of shares	Percentage figure (%)
Long position	2,335,234,986	73.92
Short position		
Lending pool		

**19. Total shares immediately after the relevant event**

	Total number of shares	Percentage figure (%)
Long position	2,357,840,100	74.11
Short position		
Lending pool		

**20. Capacity in which interests disclosed in Box 19 are held**

Code describing capacity (see Table 2)	Number of shares	
	Long position	Short position
205	2,357,840,100	
- Select -		
- Select -		
- Select -		
- Select -		

**21. Further information in respect of derivative interests**

Code describing derivatives (see Table 4)	Long position	Short position
- Select -		
- Select -		
- Select -		
- Select -		
- Select -		

## 22. Further information in relation to interests of corporations controlled by substantial shareholder

Name of controlled corporation	Address and place of incorporation	Name of controlling shareholder	% control	Direct interest (Y/N)	Number of shares	
					Long position	Short Position
Century City BVI Holdings Limited	P.O. Box 71, Craigmuir Chambers, Road Town, Tortola, British Virgin Islands (B.V.I.)	Century City International Holdings Limited	100.00	N	2,357,840,100	
Century City Holdings Limited	11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (Hong Kong)	Century City BVI Holdings Limited	100.00	N	5,287,000	
Aikford Financial Services Limited	11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (Hong Kong)	Century City Holdings Limited	100.00	Y	5,287,000	
Paliburg Holdings Limited	11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (Bermuda)	Century City BVI Holdings Limited	57.66	N	2,352,553,100	
Paliburg Development BVI Holdings Limited	P.O. Box 71, Craigmuir Chambers, Road Town, Tortola, British Virgin Islands (B.V.I.)	Paliburg Holdings Limited	100.00	N	2,352,553,100	
Regal Hotels International Holdings Limited	11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (Bermuda)	Paliburg Development BVI Holdings Limited	47.20	N	2,352,553,100	
Regal International (BVI) Holdings Limited	P.O. Box 71, Craigmuir Chambers, Road Town, Tortola, British Virgin Islands (B.V.I.)	Regal Hotels International Holdings Limited	100.00	N	2,352,553,100	
Regal Hotels (Holdings) Limited	11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (Hong Kong)	Regal International (BVI) Holdings Limited	100.00	N	100,000	

## 23. Further information in relation to interests held by substantial shareholder jointly with another person

Name of joint shareholder	Address	Number of shares	
		Long position	Short Position

**24. Further information from a trustee, or beneficiary of a trust, or a founder of a Discretionary Trust**

Name of Trust	Address	Status Code (see Table 5)	Number of shares	
			Long position	Short position
		- Select -		
		- Select -		
		- Select -		

**25. Further information from a party to an agreement under Section 317 (Please see Notes for further information required)**

Names of other parties	Address	Number of shares
Total number of shares in which substantial shareholder is interested under section 317 and 318		

**26. Details of person(s) in accordance with whose directions the substantial shareholder or its directors are accustomed to act**

Names	Address	Relationship Code (see Table 6)	Percentage (%)
		- Select -	
		- Select -	
		- Select -	

**27. Date of filing this Form 2**

06	05	2009
(day)	(month)	(year)

**28. Number of continuation sheets**

1
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**29. Number of attachments**

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