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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**



### **Unusual Volume Movement**

This statement is made at the request of The Securities and Futures Commission.

We have noted the recent increase in the trading volume of units of Regal REIT and wish to state that we are not aware of any reasons for such increase, save that Regal, the significant unitholder of Regal REIT, has acquired a total of 2,168,000 units of Regal REIT at an average price of HK\$ 2.571 per unit on the Stock Exchange today.

This statement is made at the request of The Securities and Futures Commission.

We have noted the recent increase in the trading volume of units of Regal Real Estate Investment Trust (“Regal REIT”) and wish to state that we are not aware of any reasons for such increase, save that Regal Hotels International Holdings Limited (“Regal”), the significant unitholder of Regal REIT, has acquired a total of 2,168,000 units of Regal REIT at an average price of HK\$2.571 per unit on the Stock Exchange today. After such acquisition of units in Regal REIT by Regal, the interest of Regal in units of Regal REIT has increased from 70.98% to 71.05%.

We also confirm that there are no negotiations or agreements relating to intended acquisitions or realisations which are discloseable under rule 10.4 of the Code on Real Estate Investment Trusts (the “REIT Code”), neither is the Board of Directors of the Company aware of any matter discloseable under the general obligation imposed by rule 10.3 of the REIT Code, which is or may be of a price-sensitive nature.

Made by the order of the Board of Directors of the Company, the Directors (namely Mr. LO Yuk Sui (Chairman and Non-Executive Director), Mr. Kai Ole RINGENSON (Chief Executive Officer and Executive Director), Mr. Donald FAN Tung (Non-Executive Director), Mr. Jimmy LO Chun To (Non-Executive Director), Mr. John William CRAWFORD, J.P. (Independent Non-Executive Director), Mr. Alvin LAM Kwing Wai (Independent Non-Executive Director) and Hon Abraham SHEK Lai Him, J.P. (Independent Non-Executive Director)) of which individually and jointly accept responsibility for the accuracy of this statement.

By order of the Board  
**Regal Portfolio Management Limited**  
**as manager of Regal Real Estate Investment Trust**  
**Peony Choi Ka Ka**  
*Secretary*

Hong Kong, 9 July 2007