

We hereby confirm that the purchases set out in A above which were made on the Exchange were made in accordance with the listing rules of the Exchange entitled "Rules Governing the Listing of Securities" and that there have been no material changes to the particulars contained in the Explanatory Statement dated 15th April, 2008 which has been filed with the Exchange. We also confirm that any purchases set out in A above which were made on another stock exchange were made in accordance with the domestic rules applying to purchases made on that other exchange.

Yours faithfully,

Signed _____

Name: Kai Ole Ringenson
Director, ~~Secretary or other duly~~
~~authorised officer~~
for and on behalf of
Regal Portfolio Management Limited
(as manager of Regal Real Estate Investment
Trust)