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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



POLL RESULTS OF THE EXTRAORDINARY GENERAL MEETING HELD ON 15TH MAY, 2008 AND DISTRIBUTABLE INCOME FOR THE PERIOD FROM 30TH MARCH, 2007 TO 31ST DECEMBER, 2007

Reference is made to the announcements dated 26th March, 2008 and 15th April, 2008 respectively issued by Regal Portfolio Management Limited, as manager of Regal Real Estate Investment Trust (the “**REIT Manager**”) and the circular dated 15th April, 2008 issued by the REIT Manager to the unitholders of Regal REIT (the “**Circular**”) in relation to (A) proposed expansion of the scope of Regal REIT’s investment strategy; (B) proposed general mandate to repurchase Units; and (C) proposed amendments to the Trust Deed. Capitalised terms referred to in this announcement shall have the same meanings as those defined in the Circular unless otherwise stated herein.

At the EGM, each of the (i) special resolutions (the “**Special Resolutions**”) in relation to the proposed change in Regal REIT’s scope of investment strategy and proposed amendments to the Trust Deed, and (ii) ordinary resolution (the “**Ordinary Resolution**”) in relation to the general mandate in relation to the repurchase of Units, proposed at the EGM was decided on a poll.

As at the date of EGM, the total number of Units in issue and entitling the holders thereof to attend and vote at the EGM was 3,123,277,993. No Unitholder was required to abstain from voting on or to vote against any of the proposed Special Resolutions and Ordinary Resolution at the EGM.

The poll at the EGM was scrutinised by the Unit Registrar of Regal REIT, Computershare Hong Kong Investor Services Limited.

POLL RESULTS OF THE EGM

The Board is pleased to announce the poll results in respect of the following Special Resolutions and Ordinary Resolution proposed at the EGM of Regal REIT held on 15th May, 2008 as follows:

Special Resolution		Number of votes (%)	
		For	Against
1.	To approve the change in Regal REIT's scope of investment strategy.	2,477,270,177 (99.999919%)	2,000 (0.000081%)
2.	To approve the amendment to the Trust Deed in respect of the issuance of Units or Convertible Instruments to Connected Persons, without requiring Unitholders' approval, in certain specified circumstances including in connection with placing and top-up subscription transactions.	2,474,048,785 (99.994365%)	139,412 (0.005635%)
3.	To approve the amendment to the Trust Deed in relation to the determination of the pricing basis of new Units issued under the Trust Deed.	2,464,159,197 (99.594856%)	10,024,000 (0.405144%)
4.	To approve the amendment to the Trust Deed in respect of public relations-related expenses to be payable out of Regal REIT's Deposited Property.	2,474,150,197 (99.998666%)	33,000 (0.001334%)
5.	To approve the amendment to the Trust Deed in respect of the issuance of Units pursuant to any incentive schemes that may be implemented.	2,474,177,197 (99.999798%)	5,000 (0.000202%)
6.	To approve the amendment to the Trust Deed in respect of the Auditors' confirmation letter.	2,474,186,197 (99.999919%)	2,000 (0.000081%)
7.	To approve the amendment to the Trust Deed in respect of the clarification of the definition of "Special Purpose Vehicle" such that it is consistent with the definition as ascribed to it in the REIT Code.	2,474,186,197 (99.999919%)	2,000 (0.000081%)

Ordinary Resolution		Number of votes (%)	
		For	Against
To approve the general mandate in relation to the repurchase of units of Regal REIT.		2,477,256,177 (99.999919%)	2,000 (0.000081%)

Based on the poll results set out above, all Special Resolutions were duly passed as special resolutions and the Ordinary Resolution was duly passed as ordinary resolution.

DISTRIBUTABLE INCOME FOR THE PERIOD FROM 30TH MARCH, 2007 TO 31ST DECEMBER, 2007

Reference is made to the announcement dated 26th March, 2008 titled “2007 Results Announcement” (“**Results Announcement**”) issued by the REIT Manager in relation to, among other things, the distributable income for the period from 30th March, 2007 to 31st December, 2007 (the “**2007 Operating Period**”). Pursuant to the Trust Deed, the REIT Manager is entitled to receive a Variable Fee (as defined in the Trust Deed) in respect of the 2007 Operating Period, payable in the form of Units (the “**2007 Variable Fee Units**”). As the 2007 Variable Fee Units were not issued before the record date of 15th May, 2008, the 2007 Variable Fee Units did not qualify for the final distribution for the period from 1st July, 2007 to 31st December, 2007. This resulted in a small amount of distributable income, being HK\$783,062.20 (the “**hold-over amount**”), not being distributed in respect of the 2007 Operating Period and, instead, continuing to be held as part of Regal REIT’s Deposited Property (as defined in the Trust Deed). The hold-over amount represents approximately 0.19% of the total distributable income for the 2007 Operating Period. There is no change to the total distribution per unit of HK\$0.15327 as stated in the Results Announcement. It is expected that the 2007 Variable Fee Units will be issued to the REIT Manager on or around 16th May, 2008 and further announcement will be made in due course.

By order of the Board
Regal Portfolio Management Limited
as manager of Regal Real Estate Investment Trust
Kai Ole RINGENSON
Chief Executive Officer

Hong Kong, 15th May, 2008

As at the date of this announcement, the Board comprises Mr. LO Yuk Sui as Chairman and Non-executive Director; Mr. Kai Ole RINGENSON as Chief Executive Officer and Executive Director; Mr. Donald FAN Tung and Mr. Jimmy LO Chun To as Non-executive Directors; and Mr. John William CRAWFORD, J.P., Mr. Alvin LAM Kwing Wai and Hon Abraham SHEK Lai Him, J.P. as Independent Non-executive Directors.