



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 Trading Volume and Price Movement

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

We have noted the recent increase in the trading volume and decrease in the price 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.

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
Kai Ole RINGENSON
Chief Executive Officer

Hong Kong, 10 August 2007