



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)

30th June, 2009

Dear Unitholders,

ELECTION OF MEANS OF RECEIPT AND LANGUAGE OF CORPORATE COMMUNICATIONS

In order to reduce paper consumption for environmental reasons and to save printing and mailing costs for the benefit of holders of units (the "Unitholders") of Regal Real Estate Investment Trust ("Regal REIT"), we are writing to invite you to elect as to which means of receipt and/or language of Corporate Communications (as defined below) of Regal REIT to be despatched to Unitholders in the future.

"Corporate Communication(s)" refer to any documents to be issued by or on behalf of Regal REIT for information or action of Unitholders, including but not limited to:

- (1) the directors' report, its annual accounts together with a copy of the auditors' report and, where applicable, its summary financial report*;
- (2) the interim report and, where applicable, its summary interim report*;
- (3) a notice of meeting;
- (4) an offering circular, a circular and any equivalent documents issued or proposed to be issued in connection with an application for listing*;
- (5) a circular; and
- (6) a proxy form.

(Save for the documents marked with an asterisk (*) above, the Corporate Communications of Regal REIT may be produced in both English and Chinese versions in the same booklet and the Unitholders may, accordingly, receive booklets containing both language versions regardless of their choice.)

You may choose to receive Regal REIT's future Corporate Communications: (i) by electronic means through Regal REIT's website at www.regalreit.com; or (ii) in printed form, either in English version only, or in Chinese version only, or in both English and Chinese versions.

Action to be taken

Please complete and sign the enclosed Reply Form and return it by post or by personal delivery to the unit registrar of Regal REIT, Computershare Hong Kong Investor Services Limited of Rooms 1806-7, 18th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong (the "Unit Registrar"), on or before 28th July, 2009 (the "Relevant Date").

If we do not receive the completed Reply Form by the Relevant Date and until you inform the Unit Registrar by reasonable prior notice, you will be deemed to have consented to receiving future Corporate Communications by electronic means through Regal REIT's website in lieu of the printed versions and only notifications of publication of Corporate Communications on Regal REIT's website will be sent to you by post.

If you choose to access Corporate Communications using electronic means through Regal REIT's website, we will send you email notifications of the publication of relevant Corporate Communications on Regal REIT's website on the same day that each Corporate Communication is sent to the Unitholders. For such purpose, please be reminded to provide us with your email address. If no email address is provided, Regal REIT will send notifications of publication of Corporate Communications on Regal REIT's website to such Unitholders by post.

You are entitled at any time by reasonable notice in writing or via email: regalreit@computershare.com.hk to the Unit Registrar to change your choice of the means of receipt and/or language for future Corporate Communications. If you have chosen electronic means and, for any reason, have any difficulty in receiving or gaining access to the relevant documents, we will promptly upon request send the printed form of the same to you free of charge.

Both the printed English and Chinese versions of Corporate Communications of Regal REIT will be available from Regal REIT or the Unit Registrar on request, and both versions will also be available in assessable format on The Stock Exchange of Hong Kong Limited's website at www.hkexnews.hk and Regal REIT's website at www.regalreit.com.

Should you have any queries relating to this letter, please do not hesitate to call the enquiry hotline at (852) 2862 8688 during 30th June, 2009 to 28th July, 2009 from 9:00 a.m. to 6:00 p.m. (Monday to Friday, excluding public holidays).

Yours faithfully,
For and on behalf of
Regal Portfolio Management Limited
(as manager of Regal Real Estate Investment Trust)
Kai Ole RINGENSON
Chief Executive Officer