

**FORM 3 A**

**DIRECTOR'S/CHIEF EXECUTIVE'S NOTICE - INTERESTS IN SHARES OF LISTED CORPORATION**

**Notice pursuant to s. 347 of Part XV of the Securities and Futures Ordinance (Cap. 571)**

Form for use by a director or chief executive ("director") giving an Initial Notification or notice of:

- (i) Acquiring an interest in shares or a short position in shares of a listed corporation of which he is a director;
- (ii) Changes in the nature of his interest in such shares; and
- (iii) Ceasing to have an interest in such shares (complete Boxes 1 to 16 and 24 only).

**This Form must be completed in accordance with the directions and instructions in the Notes to Form 3A.**

|  |   |
|--|---|
| <b>1. Name of listed corporation</b><br>Regal Real Estate Investment Trust |   |
| <b>2. Stock code</b><br>1881   | <b>4. Number of issued shares in class</b><br>3,128,736,721 |
| <b>3. Class of shares</b><br>Unit Trust                                    |   |

|  |   |
|--|---|
| <b>5. Name of Director (English) as printed on HKID/Passport</b><br>(Surname)<br>Regal Portfolio Management Limited<br>(Other names) | <b>8. Name of Director (Chinese)</b><br>富豪資產管理有限公司  |
| <b>6. HKID/Passport No.</b><br>1025325 *   | <b>9. Chinese Character Code</b><br>Country of issue of Passport<br>* No. of Certificate of Incorporation |
| <b>7. Address of Director</b><br>Unit No. 1504, 15th Floor<br>68 Yee Wo Street<br>Causeway Bay<br>Hong Kong                          | <b>10. Daytime tel. No.</b><br>28056336<br><b>11. e-mail address</b><br>info@regalreit.com                |

**12. Date of relevant event**

|       |         |        |
|-------|---------|--------|
| 30    | 07      | 2008   |
| (day) | (month) | (year) |

**13. Date when director became aware of the relevant event/ interest in the shares (if later)**

|       |         |        |
|-------|---------|--------|
|       |         |        |
| (day) | (month) | (year) |

**14. Details of relevant event**

|                | Relevant event code describing circumstances (see Table 1) | Code describing capacity in which shares were/are held (see Table 2) |                      | Number of shares bought/sold or involved | Currency of transaction | On Exchange             |                         | Off Exchange                    |                                  |
|----------------|--|--|----------------------|--|-------------------------|-------------------------|-------------------------|---------------------------------|----------------------------------|
|                |  | Before relevant event  | After relevant event |  |                         | Highest price per share | Average price per share | Average consideration per share | Consideration Code (see Table 3) |
| Long position  | 121  | - Select -   | 201                  | 2,451,482                                | HKD                     |                         |                         | 1,760                           | 304                              |
| Short position | - Select -   | - Select -   | - Select -           |  |                         |                         |                         |                                 |                                  |

**15. Total shares in listed corporation immediately before the relevant event**

|                | Total number of shares | Percentage figure (%) |
|----------------|------------------------|-----------------------|
| Long position  | 2,209,221              | 0.07                  |
| Short position |                        |                       |

**16. Total shares in listed corporation immediately after the relevant event**

|                | Total number of shares | Percentage figure (%) |
|----------------|------------------------|-----------------------|
| Long position  | 4,660,703              | 0.15                  |
| Short position |                        |                       |

**17. Capacity in which interests disclosed in Box 16 are held (required for Initial Notification only)**

| Code describing capacity (see Table 2) | Number of shares |                |
|--|------------------|----------------|
|  | Long position    | Short position |
| 201                                    | 4,660,703        |                |
| - Select -                             |                  |                |
| - Select -                             |                  |                |
| - Select -                             |                  |                |
| - Select -                             |                  |                |

**18. Further information in respect of derivative interests in listed corporation**

|                   | Code describing derivatives (see Table 4) | Exercise period (dd/mm/yyyy) |      | Consideration - if derivatives granted by listed corporation |                |                     | Number of shares |
|-------------------|---|------------------------------|------|--|----------------|---------------------|------------------|
|                   |   | Begins                       | Ends | Price for grant  | Exercise price | Price on assignment |                  |
| Long position(s)  | - Select -                                |                              |      |  |                |                     |                  |
|                   | - Select -                                |                              |      |  |                |                     |                  |
|                   | - Select -                                |                              |      |  |                |                     |                  |
|                   | - Select -                                |                              |      |  |                |                     |                  |
| Short position(s) | - Select -                                |                              |      |  |                |                     |                  |
|                   | - Select -                                |                              |      |  |                |                     |                  |
|                   | - Select -                                |                              |      |  |                |                     |                  |
|                   | - Select -                                |                              |      |  |                |                     |                  |

19. Further information in relation to interests of children under 18 and/or spouse

| Name of child/spouse | Address | Number of shares |                |
|----------------------|---------|------------------|----------------|
|                      |         | Long position    | Short position |
|                      |         |                  |                |
|                      |         |                  |                |
|                      |         |                  |                |

20. Further information in relation to interests of corporations controlled by Director

| Name of corporation | Address and place of incorporation | Name of controlling shareholder | % control | Direct interest (Y/N) | Number of shares |                |
|---------------------|------------------------------------|---------------------------------|-----------|-----------------------|------------------|----------------|
|                     |                                    |                                 |           |                       | Long position    | Short position |
|                     |                                    |                                 |           |                       |                  |                |
|                     |                                    |                                 |           |                       |                  |                |
|                     |                                    |                                 |           |                       |                  |                |
|                     |                                    |                                 |           |                       |                  |                |
|                     |                                    |                                 |           |                       |                  |                |
|                     |                                    |                                 |           |                       |                  |                |
|                     |                                    |                                 |           |                       |                  |                |
|                     |                                    |                                 |           |                       |                  |                |

21. Further information in relation to interests held by Director jointly with another person

| Name of joint shareholder | Address | Number of shares |                |
|---------------------------|---------|------------------|----------------|
|                           |         | Long position    | Short position |
|                           |         |                  |                |
|                           |         |                  |                |
|                           |         |                  |                |

22. Further information from a director who is a trustee, or beneficiary of a trust, or a person who has set up a Discretionary Trust

| Name of Trust | Address | Status Code<br>(see Table 5) | Number of shares |                |
|---------------|---------|------------------------------|------------------|----------------|
|               |         |                              | Long position    | Short position |
|               |         | - Select -                   |                  |                |
|               |         | - Select -                   |                  |                |
|               |         | - Select -                   |                  |                |

23. Further information from a party to an agreement under Section 317 ( Please see Notes for further information required)

| Names of other parties | Address | Number of shares |
|------------------------|---------|------------------|
|                        |         |                  |
|                        |         |                  |
|                        |         |                  |

Total number of shares in which substantial shareholder is interested under section 317 and 318

24. Date of filing this Form 3A

|       |         |        |
|-------|---------|--------|
| 02    | 08      | 2008   |
| (day) | (month) | (year) |

25. Number of continuation sheets

|   |
|---|
| 0 |
|---|

Form 3A.

26. Number of attachments

|   |
|---|
| 0 |
|---|