

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.

| | | |
|--|------------|---|
| 1. Name of listed corporation Regal Real Estate Investment Trust | | 4. Number of issued shares in class 3,109,121,488 |
| 2. Stock code 1881 | Unit Trust | |
| 3. Class of shares | | |

| | | |
|--|--|---|
| 5. Name of Director (English) as printed on HKID/Passport Lo Yuk Sui (Surname) (Other names) | | 8. Name of Director (Chinese) 羅旭瑞 |
| 6. HKID/Passport No. A307345(1) | 9. Chinese Character Code 501224853843 | |
| 7. Address of Director House No. D50, Regalia Bay 88 Wong Ma Kok Road Stanley Hong Kong | | |
| 10. Daytime tel. No. 28947888 | | 11. e-mail address cosec@centurycity.com.hk |

12. Date of relevant event

| | | |
|-------|---------|--------|
| 04 | 09 | 2007 |
| (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 - | 205 | 1,059,000 | HKD | 2,500 | 2,490 | | - Select - |
| Short position | | - Select - | - Select - | | | | | | |

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

| | Total number of shares | Percentage figure (%) |
|----------------|------------------------|-----------------------|
| Long position | 2,215,584,138 | 71.26 |
| Short position | | |

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

| | Total number of shares | Percentage figure (%) |
|----------------|------------------------|-----------------------|
| Long position | 2,216,643,138 | 71.29 |
| 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 |
| 205 | 2,216,643,138 | |
| - 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 | 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 |
| Century City International Holdings Limited | 11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (Bermuda) | Lo Yuk Sui | 55.68 | N | 2,216,643,138 | |
| Century City BVI Holdings Limited | P.O. Box 71, Craigmuir Chambers, Road Town, Tortola, British Virgin Islands (B.V.I.) | Century City International Holdings Limited | 100.00 | N | 2,216,643,138 | |
| Paliburg Holdings Limited | 11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (Bermuda) | Century City BVI Holdings Limited | 50.63 | N | 2,216,643,138 | |
| Paliburg Development BVI Holdings Limited | P.O. Box 71, Craigmuir Chambers, Road Town, Tortola, British Virgin Islands (B.V.I.) | Paliburg Holdings Limited | 100.00 | N | 2,216,643,138 | |
| Regal Hotels International Holdings Limited | 11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (Bermuda) | Paliburg Development BVI Holdings Limited | 44.55 | N | 2,216,643,138 | |
| Regal International (BVI) Holdings Limited | P.O. Box 71, Craigmuir Chambers, Road Town, Tortola, British Virgin Islands (B.V.I.) | Regal Hotels International Holdings Limited | 100.00 | N | 2,216,643,138 | |
| Regal Hotels (Holdings) Limited | 11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (Hong Kong) | Regal International (BVI) Holdings Limited | 100.00 | N | 21,981,000 | |
| Come On Investment Company Limited | 11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (Hong Kong) | Regal Hotels (Holdings) Limited | 100.00 | Y | 21,881,000 | |

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 (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

| | | |
|-------|---------|--------|
| 07 | 09 | 2007 |
| (day) | (month) | (year) |

25. Number of continuation sheets

| |
|---|
| 1 |
|---|

Form 3A.

26. Number of attachments

| |
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| 0 |
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