

## 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>3,133,122,352 |
| <b>3. Class of shares</b><br>Unit Trust  |   |
| <b>5. Name of Director (English) as printed on HKID/Passport</b>   |   |
| Lo<br>(Surname)  | Yuk Sui<br>(Other names)                                    |
| <b>6. HKID/Passport No.</b><br>A307345(1)  |   |
| <b>7. Address of Director</b><br>House No. D50, Regalia Bay<br>88 Wong Ma Kok Road<br>Stanley<br>Hong Kong |   |
| <b>8. Name of Director (Chinese)</b><br>羅旭瑞  |   |
| <b>9. Chinese Character Code</b><br>501224853843   |   |
| <b>10. Daytime tel. No.</b><br>28947888  |   |
| <b>11. e-mail address</b><br>cosec@centurycity.com.hk  |   |

**12. Date of relevant event**

|       |         |        |
|-------|---------|--------|
| 18    | 11      | 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 -   | 205                  | 515,000                                  | HKD                     | 0.800                   | 0.795                   |                                 | - Select -                       |
| Short position |  | - Select -   | - Select -           |  |                         |                         |                         |                                 |                                  |

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

|                | Total number of shares | Percentage figure (%) |
|----------------|------------------------|-----------------------|
| Long position  | 2,295,233,402          | 73.26                 |
| Short position |                        |                       |

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

|                | Total number of shares | Percentage figure (%) |
|----------------|------------------------|-----------------------|
| Long position  | 2,295,748,402          | 73.27                 |
| 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                                    | 2,295,748,402    |                |
| - 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                                  | 53.75     | N                     | 2,295,748,402    |                |
| 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                     | 2,295,748,402    |                |
| Century City Holdings Limited               | 11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (Hong Kong)                    | Century City BVI Holdings Limited           | 100.00    | N                     | 5,287,000        |                |
| Aikford Financial Services Limited          | 11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (Hong Kong)                    | Century City Holdings Limited               | 100.00    | Y                     | 5,287,000        |                |
| Paliburg Holdings Limited                   | 11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (Bermuda)                      | Century City BVI Holdings Limited           | 55.41     | N                     | 2,290,461,402    |                |
| 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                     | 2,290,461,402    |                |
| Regal Hotels International Holdings Limited | 11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (Bermuda)                      | Paliburg Development BVI Holdings Limited   | 46.86     | N                     | 2,290,461,402    |                |
| 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                     | 2,290,461,402    |                |

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

|       |         |        |
|-------|---------|--------|
| 21    | 11      | 2008   |
| (day) | (month) | (year) |

25. Number of continuation sheets

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

Form 3A.

26. Number of attachments

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

