

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	
2. Stock code	1881
3. Class of shares	Unit Trust
4. Number of issued shares in class	3,136,556,091

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

12. Date of relevant event

28	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	
Long position	121	- Select -	205	230,000	HKD	0.720	0.713	- Select -
Short position	- Select -	- Select -	- Select -					

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

	Total number of shares	Percentage figure (%)
Long position	2,304,041,141	73.46
Short position		

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

	Total number of shares	Percentage figure (%)
Long position	2,304,271,141	73.47
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	2,304,271,141	
- 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	2,304,271,141	
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	2,304,271,141	
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	
Alkford 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	55.99	N	2,298,984,141	
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	2,298,984,141	
Regal Hotels International Holdings Limited	11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (Bermuda)	Paliburg Development BVI Holdings Limited	46.87	N	2,298,984,141	
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	2,298,984,141	

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

02	12	2008
(day)	(month)	(year)

25. Number of continuation sheets

1

Form 3A.

26. Number of attachments

0

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
Regal Hotels (Holdings) Limited	11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (Hong Kong)	Regal International (BV) Holdings Limited	100.00	N	100,000	
Honormate Nominees Limited	11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (Hong Kong)	Regal Hotels (Holdings) Limited	100.00	Y	100,000	
Complete Success Investments Limited	P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands (B.V.I.)	Regal International (BV) Holdings Limited	100.00	Y	1,817,012,072	
Great Prestige Investments Limited	P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands (B.V.I.)	Regal International (BV) Holdings Limited	100.00	Y	373,134,326	
Kaybro Investments Limited	P.O. Box 71, Craigmuir Chambers, Road Town, Tortola, British Virgin Islands (B.V.I.)	Regal International (BV) Holdings Limited	100.00	Y	92,598,670	
Regal Portfolio Management Limited	Unit No. 1504, 15th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (Hong Kong)	Regal International (BV) Holdings Limited	100.00	Y	16,139,073	