

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 | 4. Number of issued shares in class 3,136,556,091 |
| 3. Class of shares Unit Trust | |

| | |
|--|--------------------------|
| 5. Name of Director (English) as printed on HKID/Passport | |
| Lo (Surname) | Yuk Sui (Other names) |
| 6. HKID/Passport No. A307345(1) | |
| 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

| | | |
|-------|---------|--------|
| 03 | 12 | 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 | 579,000 | HKD | 0.750 | 0.739 | | | - Select - |
| Short position | | - Select - | - Select - | | | | | | | |

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

| | Total number of shares | Percentage figure (%) |
|----------------|------------------------|-----------------------|
| Long position | 2,305,581,141 | 73.51 |
| Short position | | |

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

| | Total number of shares | Percentage figure (%) |
|----------------|------------------------|-----------------------|
| Long position | 2,306,160,141 | 73.53 |
| 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 | 2,306,160,141 | |
| - 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 | 2,306,160,141 | |
| 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 | 2,306,160,141 | |
| 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 | 56.24 | N | 2,300,873,141 | |
| 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 | 2,300,873,141 | |
| Regal Hotels International Holdings Limited | 11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (Bermuda) | Paliburg Development BVI Holdings Limited | 46.88 | N | 2,300,873,141 | |
| 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 | 2,300,873,141 | |

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

| | | |
|-------|---------|--------|
| 05 | 12 | 2008 |
| (day) | (month) | (year) |

25. Number of continuation sheets

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

Form 3A.

26. Number of attachments

| |
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| 0 |
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