

FORM 2

CORPORATE SUBSTANTIAL SHAREHOLDER NOTICE

Notice pursuant to s. 324 of Part XV of the Securities and Futures Ordinance (Cap. 571)

Form for use by a corporation giving notice of:

- (i) First acquiring an interest in 5% or more of the shares of a listed corporation (i.e. first becoming a substantial shareholder);
- (ii) Changes in the percentage level, or nature, of its interest or its short position in such shares; and
- (iii) Ceasing to have an interest of 5% in such shares (complete Boxes 1 to 19 and 27 only).

This Form must be completed in accordance with the directions and instructions in the Notes to Form 2.

1. Name of listed corporation Regal Real Estate Investment Trust	
2. Stock code 1881	4. Number of issued shares in class 3,104,605,748
3. Class of shares Unit Trust	

5. Name of substantial shareholder Paliburg Holdings Limited		8. Business registration number 17638630-000-11-06-9
6. Registered office Rosebank Centre, 11 Bermudiana Road, Pembroke, Bermuda		9. Place of incorporation Bermuda Certificate of Incorporation No. EC-18543
7. Principal place of business in Hong Kong 11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong		10. Contact person Kenneth Ng Kwai Kai 11. Daytime tel. No. 28947888 12. e-mail address cosec@centurycity.com.hk
13. Exchange on which listed The Stock Exchange of Hong Kong Limited		
14. Name of listed parent and exchange on which parent is listed Century City International Holdings Limited; The Stock Exchange of Hong Kong Limited		

15. Date of relevant event

20	04	2007
(day)	(month)	(year)

16. Date when the substantial shareholder became aware of the relevant event/ interest in the shares (if later)

(day)	(month)	(year)

17. 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	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	103	- Select -	205	- Select -	45,170,350	HKD			2.680	301
Short position	- Select -	- Select -	- Select -	- Select -						

18. Total shares immediately before the relevant event

	Total number of shares	Percentage figure (%)
Long position	2,235,316,748	72.00
Short position		
Lending pool		

19. Total shares immediately after the relevant event

	Total number of shares	Percentage figure (%)
Long position	2,190,146,398	70.55
Short position		
Lending pool		

20. Capacity in which interests disclosed in Box 19 are held

Code describing capacity (see Table 2)	Number of shares	
	Long position	Short position
205	2,190,146,398	
- Select -		
- Select -		
- Select -		
- Select -		

21. Further information in respect of derivative interests

Code describing derivatives (see Table 4)	Number of shares	
	Long position	Short position
- Select -		
- Select -		
- Select -		
- Select -		
- Select -		

22. Further information in relation to interests of corporations controlled by substantial shareholder

Name of controlled corporation	Address and place of incorporation	Name of controlling shareholder	% control	Direct interest (Y/N)	Number of shares	
					Long position	Short Position
Pailburg Development BVI Holdings Limited	P.O. Box 71, Craigmuir Chambers, Road Town, Tortola, British Virgin Islands (B.V.I.)	Pailburg Holdings Limited	100.00	N	2,190,146,398	
Regal Hotels International Holdings Limited	11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (Bermuda)	Pailburg Development BVI Holdings Limited	45.49	N	2,190,146,398	
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	2,190,146,398	
Complete Success Investments Limited	P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands (B.V.I.)	Regal International (BVI) 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 (BVI) Holdings Limited	100.00	Y	373,134,326	

23. Further information in relation to interests held by substantial shareholder jointly with another person

Name of joint shareholder	Address	Number of shares	
		Long position	Short Position

24. Further information from a trustee, or beneficiary of a trust, or a founder of a Discretionary Trust

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

25. 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		

26. Details of person(s) in accordance with whose directions the substantial shareholder or its directors are accustomed to act

Names	Address	Relationship Code (see Table 6)	Percentage (%)
		- Select -	
		- Select -	
		- Select -	

27. Date of filing this Form 2

24	04	2007
(day)	(month)	(year)

28. Number of continuation sheets

0

Form 2.

29. Number of attachments

1

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Attachment

Name of listed corporation: Regal Real Estate Investment Trust

Name of substantial shareholder: Paliburg Holdings Limited

Notes to Box 17, 18, 19 and 20

In connection with the global offering of the units of Regal Real Estate Investment Trust (the "Regal REIT"), Complete Success Investments Limited ("Complete Success") has granted to the international underwriters under the global offering a over-allotment option for up to 130,393,350 units in Regal REIT, which are beneficially owned by Complete Success, exercisable on one or more occasions at any time from 30th March, 2007, the date on which the units of Regal REIT are first listed, to 22nd April, 2007. On 20th April, 2007, the over-allotment option in respect of 45,170,350 units was exercised and the sale and purchase of the 45,170,350 units were completed on 24th April, 2007.