

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 3,104,605,748
3. Class of shares Unit Trust	

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

20	04	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	136	205	- Select -	45,170,350	HKD			2,680	301
Short position	- Select -	- Select -	- Select -						

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

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

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

	Total number of shares	Percentage figure (%)
Long position	2,190,146,398	70.55
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	2,190,146,398	
- 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	66.20	N	2,190,146,398	
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	2,190,146,398	
Paliburg Holdings Limited	11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (Bermuda)	Century City BVI Holdings Limited	53.00	N	2,190,146,398	
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	2,190,146,398	
Regal Hotels International Holdings Limited	11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (Bermuda)	Paliburg 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	

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

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

25. Number of continuation sheets

0

Form 3A.

26. Number of attachments

1

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Attachment

Name of listed corporation: **Regal Real Estate Investment Trust**

Name of Director (English) as printed on HKID/Passport: **Lo Yuk Sui**

Notes to Box 14, 15, 16 and 17

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.