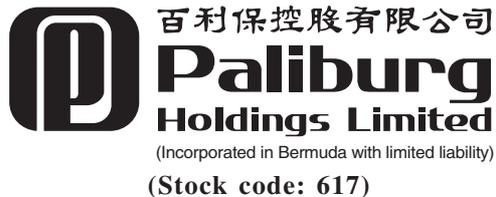


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Regal Real Estate Investment Trust
(a Hong Kong collective investment
scheme authorised under section 104 of
the Securities and Futures Ordinance
(Chapter 571 of the Laws of Hong Kong))
(Stock code: 1881)

Glorymark Investments Limited
(incorporated in the British Virgin Islands
with limited liability)

Managed by



DELAY IN DESPATCH OF COMPOSITE OFFER DOCUMENT

Paliburg, the Offeror and Regal REIT jointly announce that as additional time is required to co-ordinate various issues in the Composite Offer Document, including, among other things, the compiling and finalising of certain financial and market information to be contained in the valuation report which are pertinent to the Composite Offer Document, (i) the Offeror has made an application to the Executive from strict compliance with Rule 8.2 of the Takeovers Code, and the Executive has indicated that it is minded to grant consent for an extension of the deadline to despatch the Composite Offer Document from 8 June 2012 to 6 July 2012; and (ii) the Regal REIT Manager has made an application to the SFC in respect of paragraph 10.8 of the REIT Code for, and has been granted, an extension of the deadline for the despatch of the Composite Offer Document from 8 June 2012 to 6 July 2012.

WARNING

The Regal REIT Unit Holders and potential investors should exercise caution when dealing in Regal REIT Units during the Regal REIT Offer. If the Regal REIT Unit Holders and potential investors are in any doubt about their position, they should consult their own professional advisers.

Reference is made to the announcement dated 18 May 2012 jointly made by Century City International Holdings Limited, Paliburg Holdings Limited (“**Paliburg**”), Glorymark Investments Limited (the “**Offeror**”) and Regal Real Estate Investment Trust (“**Regal REIT**”) relating to, among others, the unconditional mandatory general cash offer made by Sun Hung Kai International Limited for and on behalf of the Offeror (an indirect wholly-owned subsidiary of Paliburg) to acquire all the outstanding units of Regal REIT (other than those already owned or agreed to be acquired by Paliburg and parties acting in concert with it) (the “**Offer Announcement**”). Capitalised terms used in this announcement shall have the same meanings as those defined in the Offer Announcement, unless the context herein otherwise requires.

DELAY IN DESPATCH OF THE COMPOSITE OFFER DOCUMENT

The Composite Offer Document and the Form of Acceptance in connection with the Regal REIT Offer setting out, among others, details of the Regal REIT Offer (including the expected timetable), the letter from the Independent Board Committee to the Independent Regal REIT Unit Holders and the letter of advice from the Independent Financial Adviser to the Independent Board Committee in respect of the terms of the Regal REIT Offer, would be despatched by the Offeror and the Regal REIT Manager in accordance with Rule 8.2 of the Takeovers Code (which provides that the Composite Offer Document is required to be despatched by the Offeror to the Regal REIT Unit Holders within 21 days of the date of the Offer Announcement) and paragraph 10.8 of the REIT Code (which provides that a circular shall be sent within 21 days to holders after the issuance of an announcement), i.e. on or before 8 June 2012, unless waiver to postpone the despatch date is sought and approved by the Executive.

As additional time is required to co-ordinate various issues in the Composite Offer Document, including, among other things, the compiling and finalising of certain financial and market information to be contained in the valuation report which are pertinent to the Composite Offer Document, (i) the Offeror has made an application to the Executive from strict compliance with Rule 8.2 of the Takeovers Code, and the Executive has indicated that it is minded to grant consent for an extension of the deadline to despatch the Composite Offer Document from 8 June 2012 to 6 July 2012;

and (ii) the Regal REIT Manager has made an application to the SFC in respect of paragraph 10.8 of the REIT Code for, and has been granted an extension of the deadline for the despatch of the Composite Offer Document from 8 June 2012 to 6 July 2012.

WARNING

The Regal REIT Unit Holders and potential investors should exercise caution when dealing in Regal REIT Units during the Regal REIT Offer. If the Regal REIT Unit Holders and potential investors are in any doubt about their position, they should consult their own professional advisers.

By order of the board of directors of
Paliburg Holdings Limited
Eliza Lam Sau Fun
Secretary

By order of the board of directors of
Regal Portfolio Management Limited
as manager of
Regal Real Estate Investment Trust
Simon Lam Man Lim
Executive Director

By order of the board of directors of
Glorymark Investments Limited
Kenneth NG Kwai Kai
Director

Hong Kong, 8 June 2012

As at the date of this joint announcement, the Paliburg Board comprises Mr. LO Yuk Sui (Chairman and Chief Executive Officer), Mr. Donald FAN Tung (Chief Operating Officer), Mr. Jimmy LO Chun To, Miss LO Po Man, Mr. Kenneth NG Kwai Kai and Mr. Kenneth WONG Po Man as executive Paliburg Directors and Mr. Bowen Joseph LEUNG Po Wing, GBS, JP, Mr. NG Siu Chan, Hon Abraham SHEK Lai Him, SBS, JP and Mr. WONG Chi Keung as independent non-executive Paliburg Directors.

As at the date of this joint announcement, the board of directors of the Offeror comprises Mr. LO Yuk Sui, Mr. Donald FAN Tung, Mr. Jimmy LO Chun To, Miss LO Po Man, Mr. Kenneth NG Kwai Kai and Mr. Kenneth WONG Po Man.

As at the date of this joint announcement, the Regal REIT Manager Board comprises Mr. LO Yuk Sui (Chairman) as non-executive Regal REIT Manager Director, Mr. Francis CHIU and Mr. Simon LAM Man Lim as executive Regal REIT Manager Directors, Mr. Donald FAN Tung, Mr. Jimmy LO Chun To and Mr. Kai Ole RINGENSON as non-executive Regal REIT Manager Directors, and Mr. John William CRAWFORD, JP, Mr. Alvin Leslie LAM Kwing Wai and Hon. Abraham SHEK Lai Him, SBS, JP as independent non-executive Regal REIT Manager Directors.

The Paliburg Directors jointly and severally accept full responsibility for the accuracy of the information contained in this joint announcement (other than that relating to Regal REIT) and confirm, having made all reasonable enquiries, that to the best of their knowledge, their opinions expressed in this joint announcement have been arrived at after due and careful consideration and there are no other facts not contained in this joint announcement, the omission of which would make any statement in this joint announcement misleading.

The directors of the Offeror jointly and severally accept full responsibility for the accuracy of the information contained in this joint announcement (other than that relating to Regal REIT) and confirm, having made all reasonable enquiries, that to the best of their knowledge, their opinions expressed in this joint announcement have been arrived at after due and careful consideration and there are no other facts not contained in this joint announcement, the omission of which would make any statement in this joint announcement misleading.

The Regal REIT Manager and the Regal REIT Manager Directors jointly and severally accept full responsibility for the accuracy of the information contained in this joint announcement (other than that relating to Paliburg and the Offeror), and confirm, having made all reasonable enquiries, that to the best of their knowledge, their opinions expressed in this joint announcement have been arrived at after due and careful consideration and there are no other facts not contained in this joint announcement, the omission of which would make any statement in this joint announcement misleading.