

24 January 2014

**FORTUNE REAL ESTATE INVESTMENT TRUST (“Fortune REIT”)  
 PROPERTY VALUATIONS**

The Board of Directors of ARA Asset Management (Fortune) Limited, the Manager of Fortune REIT announced that Jones Lang LaSalle Limited has completed the independent valuations as at 31 December 2013 for the seventeen properties owned by Fortune REIT through the ownership of property companies. The seventeen properties are Fortune City One, Fortune Kingswood, Ma On Shan Plaza, Metro Town, Fortune Metropolis, Belvedere Square, Waldorf Avenue, Caribbean Square, Provident Square, Jubilee Square, Smartland, Tsing Yi Square, Nob Hill Square, Hampton Loft, Centre de Laguna, Lido Avenue and Rhine Avenue.

The valuations as at 31 December 2013 are as follows:

| Property company                 | Property          | Address   | Gross Rentable Area (sq ft) | No. of Parking lots | Valuation (HK\$ million) |
|----------------------------------|-------------------|---|-----------------------------|---------------------|--------------------------|
| Million Nice Development Limited | Fortune City One  | 1 & 2 Ngan Shing Street, 8 Lok Shing Street, New Territories, Hong Kong   | 414,469                     | 653                 | 6,253                    |
| Tin Shui Wai Development Limited | Fortune Kingswood | No.12 and 18 Tin Yan Road; No.1 and 3 Tin Wu Road; No.8 Tin Shui Road; No.2 and 9 Tin Lung Road and No.3 Tin Kwai Road, Tin Shui Wai, Yuen Long, New Territories, Hong Kong | 665,244                     | 622                 | 6,028                    |

| <b>Property company</b>   | <b>Property</b>    | <b>Address</b>   | <b>Gross Rentable Area (sq ft)</b> | <b>No. of Parking lots</b> | <b>Valuation (HK\$ million)</b> |
|---|--------------------|--|------------------------------------|----------------------------|---------------------------------|
| Poko Shine Limited  | Ma On Shan Plaza   | 608 Sai Sha Road, Ma On Shan, Shatin, New Territories, Hong Kong           | 310,084                            | 290                        | 4,342                           |
| Mega Gain Resources Limited   | Metro Town         | 8 King Ling Road, Tseung Kwan O, New Territories, Hong Kong                | 180,822                            | 74                         | 2,726                           |
| Vision Million Limited  | Fortune Metropolis | 6-10 Metropolis Drive, Hung Hom, Kowloon, Hong Kong                        | 332,168                            | 179                        | 2,059                           |
| Bysean Limited/<br>Bysky Limited/<br>Fullforce Limited/<br>Quebostar Limited/<br>Tidmarsh Investments Limited | Belvedere Square   | 530-590, 620, 625, Castle Peak Road, Tsuen Wan, New Territories, Hong Kong | 276,862                            | 329                        | 1,693                           |
| Waldorf Realty Limited  | Waldorf Avenue     | 1 Tuen Lee Street, Tuen Mun, New Territories, Hong Kong                    | 80,842                             | 73                         | 1,435                           |
| Genuine Joy Limited   | Caribbean Square   | 1 Kin Tung Road, Tung Chung, New Territories, Hong Kong                    | 63,018                             | 117                        | 875                             |
| Maulden Investments Limited   | Provident Square   | 21-53 Wharf Road, North Point, Hong Kong                                   | 180,238                            | N.A.                       | 856                             |
| Yee Pang Realty Limited   | Jubilee Square     | 2-18 Lok King Street, Fo Tan, Shatin, New Territories, Hong Kong           | 170,616                            | 97                         | 768                             |
| Quick Switch Limited  | Smartland          | 16 Tsuen Wah Street, Tsuen Wan, New Territories, Hong Kong                 | 123,544                            | 67                         | 599                             |

| <b>Property company</b>    | <b>Property</b>  | <b>Address</b>  | <b>Gross Rentable Area (sq ft)</b> | <b>No. of Parking lots</b> | <b>Valuation (HK\$ million)</b> |
|----------------------------|------------------|---|------------------------------------|----------------------------|---------------------------------|
| Team Challenge Limited     | Tsing Yi Square  | 7-19 Tsing Luk Street, Tsing Yi, New Territories, Hong Kong               | 78,836                             | 27                         | 524                             |
| Art Full Resources Limited | Nob Hill Square  | 8 King Lai Path, Kwai Chung, New Territories, Hong Kong                   | 91,779                             | 43                         | 406                             |
| Full Belief Limited        | Hampton Loft     | 11 Hoi Fan Road, Kowloon, Hong Kong                                       | 74,734                             | 35                         | 250                             |
| Ace Courage Limited        | Centre de Laguna | 93 & 99 Cha Kwo Ling Road, Kwun Tong, Kowloon, Hong Kong                  | 43,000                             | N.A.                       | 245                             |
| Partner Now Limited        | Lido Avenue      | 41-63 Castle Peak Road, Sham Tseng, Tsuen Wan, New Territories, Hong Kong | 9,836                              | N.A.                       | 169                             |
| Proven Effort Limited      | Rhine Avenue     | 38 Castle Peak Road, Sham Tseng, Tsuen Wan, New Territories, Hong Kong    | 14,604                             | N.A.                       | 110                             |
| <b>Total</b>               |                  |   | <b>3,110,696</b>                   | <b>2,606</b>               | <b>29,338</b>                   |

By Order of the Board  
ARA Asset Management (Fortune) Limited  
As Manager of Fortune Real Estate Investment Trust

ANG Meng Huat, Anthony  
Director

24 January 2014

## **About Fortune REIT**

Fortune REIT is a real estate investment trust constituted by a Trust Deed entered into on 4 July 2003 (as amended) made between ARA Asset Management (Fortune) Limited, as the Manager of Fortune REIT (the “Manager”), and HSBC Institutional Trust Services (Singapore) Limited, as the Trustee of Fortune REIT. Fortune REIT was listed on the Singapore Exchange Securities Trading Limited (the “SGX-ST”) and The Stock Exchange of Hong Kong Limited on 12 August 2003 and 20 April 2010 respectively.

Fortune REIT holds a portfolio of 17 retail properties in Hong Kong, comprising approximately 3.11 million square feet of retail space and 2,606 car parking lots. The retail properties are Fortune City One, Fortune Kingswood, Ma On Shan Plaza, Metro Town, Fortune Metropolis, Belvedere Square, Waldorf Avenue, Caribbean Square, Provident Square, Jubilee Square, Smartland, Tsing Yi Square, Nob Hill Square, Hampton Loft, Centre de Laguna, Lido Avenue and Rhine Avenue. They house tenants from diverse trade sectors such as supermarkets, food and beverage outlets, banks, real estate agencies, and education providers.

More information can be found at [www.fortunereit.com](http://www.fortunereit.com).

## **About the Manager**

Fortune REIT is managed by ARA Asset Management (Fortune) Limited, a wholly owned subsidiary of ARA Asset Management Limited, which is listed on the Main Board of the SGX-ST.

More information can be found at [www.ara-asia.com](http://www.ara-asia.com).

## **Media and investor contacts**

Anthony Ang  
Chief Executive Officer  
[anthonyang@ara.com.hk](mailto:anthonyang@ara.com.hk)

Justina Chiu  
Deputy Chief Executive Officer  
[justinachiu@ara.com.hk](mailto:justinachiu@ara.com.hk)

Jenny Hung  
Director,  
Investment and Investor Relations  
[jennyhung@ara.com.hk](mailto:jennyhung@ara.com.hk)

Singapore Office Tel:  
+65 6835 9232

Hong Kong Office Tel:  
+852 2169 0928