

22 July 2011

**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 Knight Frank Petty Limited has completed the independent valuations as at 30 June 2011 for the fourteen properties owned by Fortune REIT through the ownership of property companies. The fourteen properties are City One Shatin Property, Ma On Shan Plaza, Metro Town, The Metropolis Mall, Waldorf Garden Property, Caribbean Bazaar, Smartland, Jubilee Court Shopping Centre, Tsing Yi Square Property, The Household Center, Centre de Laguna Property, Hampton Loft, Lido Garden Property and Rhine Garden Property.

The valuations as at 30 June 2011 are as follows:

Property company	Property	Address	Gross Rentable Area (sq ft)	No. of Parking lots	Valuation (HK\$ million)
Million Nice Development Limited	City One Shatin Property	1 & 2 Ngan Shing Street, 8 Lok Shing Street, New Territories, Hong Kong	414,469	658	4,772
Poko Shine Limited	Ma On Shan Plaza	608 Sai Sha Road, Ma On Shan, Shatin, New Territories, Hong Kong	310,084	290	2,998
Mega Gain Resources Limited	Metro Town	8 King Ling Road, Tseung Kwan O, New Territories, Hong Kong	180,822	74	2,128
Vision Million Limited	The Metropolis Mall	6-10 Metropolis Drive, Hung Hom, Kowloon, Hong Kong	332,168	179	1,700

<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>
Waldorf Realty Limited	Waldorf Garden Property	1 Tuen Lee Street, Tuen Mun, New Territories, Hong Kong	80,842	73	1,108
Genuine Joy Limited	Caribbean Bazaar	1 Kin Tung Road, Tung Chung, New Territories, Hong Kong	63,018	117	639
Quick Switch Limited	Smartland	16 Tsuen Wah Street, Tsuen Wan, New Territories, Hong Kong	123,544	67	477
Yee Pang Realty Limited	Jubilee Court Shopping Centre	2-18 Lok King Street, Fo Tan, Shatin, New Territories, Hong Kong	170,616	97	450
Team Challenge Limited	Tsing Yi Square Property	7-19 Tsing Luk Street, Tsing Yi, New Territories, Hong Kong	78,836	27	426
Art Full Resources Limited	The Household Center	8 King Lai Path, Kwai Chung, New Territories, Hong Kong	91,779	43	348
Ace Courage Limited	Centre de Laguna Property	93 & 99 Cha Kwo Ling Road, Kwun Tong, Kowloon, Hong Kong	43,000	N.A.	212
Full Belief Limited	Hampton Loft	11 Hoi Fan Road, Kowloon, Hong Kong	74,734	35	206
Partner Now Limited	Lido Garden Property	41-63 Castle Peak Road, Sham Tseng, Tsuen Wan, New Territories, Hong Kong	9,836	N.A.	130

<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>
Proven Effort Limited	Rhine Garden Property	38 Castle Peak Road, Sham Tseng, Tsuen Wan, New Territories, Hong Kong	14,604	N.A.	94
<b>Total</b>			<b>1,988,352</b>	<b>1,660</b>	<b>15,688</b>

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

ANG Meng Huat, Anthony  
Director

22 July 2011

## **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 fourteen retail properties in Hong Kong, spread across Kowloon and the New Territories, comprising approximately 2.0 million square feet of retail space and 1,660 car parking lots. The retail properties are City One Shatin Property, Ma On Shan Plaza, Metro Town, The Metropolis Mall, Waldorf Garden Property, Caribbean Bazaar, Smartland, Jubilee Court Shopping Centre, Tsing Yi Square Property, The Household Center, Centre de Laguna Property, Hampton Loft, Lido Garden Property and Rhine Garden Property. 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**

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