

## Notice of Valuation of Real Assets::PROPERTY VALUATIONS

## Issuer &amp; Securities

<b>Issuer/ Manager</b>	ARA ASSET MANAGEMENT (FORTUNE) LIMITED
<b>Securities</b>	FORTUNE REAL ESTATE INV TRUST - SG1033912138 - F25U
<b>Stapled Security</b>	No

## Announcement Details

<b>Announcement Title</b>	Notice of Valuation of Real Assets
<b>Date &amp; Time of Broadcast</b>	08-Dec-2014 07:19:40
<b>Status</b>	New
<b>Announcement Sub Title</b>	PROPERTY VALUATIONS
<b>Announcement Reference</b>	SG141208OTHRRT4Z
<b>Submitted By (Co./ Ind. Name)</b>	Anthony Ang
<b>Designation</b>	Director and Chief Executive Officer
<b>Description (Please provide a detailed description of the event in the box below)</b>	Please see attached.

## Additional Details

<b>Valuation Details</b>				
<b>Date of Valuation</b>	<b>Name of the Valuer</b>	<b>Description of Property</b>	<b>Valuation Currency</b>	<b>Valuation Amount</b>
31-Oct-2014	Jones Lang LaSalle Limited	Please see attached for details of the properties	Hong Kong Dollar	32,280,000,000
<b>Valuation of Reports available for inspection at address during office hours</b>		6 Temasek Boulevard #16-02, Suntec Tower Four, Singapore 038986		
<b>Reports available till date</b>		07-Mar-2015		
<b>Additional Information</b>		Please see attached.		
<b>Attachments</b>		<a href="#">Fortune-Property Valuations-20141208.pdf</a> Total size =66K		


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8 December 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 October 2014 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, Centre de Laguna, Hampton Loft, Lido Avenue and Rhine Avenue.

The valuations as at 31 October 2014 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	6,959
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	6,546

<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	4,886
Mega Gain Resources Limited	Metro Town	8 King Ling Road, Tseung Kwan O, New Territories, Hong Kong	180,822	74	2,976
Vision Million Limited	Fortune Metropolis	6-10 Metropolis Drive, Hung Hom, Kowloon, Hong Kong	332,168	179	2,275
Bysean Limited/ Bysky Limited/ Fullforce Limited/ Quebostar Limited/ Tidmarsh Investments Limited	Belvedere Square	530-590, 620, 625, Castle Peak Road-Tsuen Wan, New Territories, Hong Kong	276,862	329	1,884
Waldorf Realty Limited	Waldorf Avenue	1 Tuen Lee Street, Tuen Mun, New Territories, Hong Kong	80,842	73	1,579
Genuine Joy Limited	Caribbean Square	1 Kin Tung Road, Tung Chung, New Territories, Hong Kong	63,018	117	942
Maulden Investments Limited	Provident Square	21-53 Wharf Road, North Point, Hong Kong	180,238	N.A.	920
Yee Pang Realty Limited	Jubilee Square	2-18 Lok King Street, Fo Tan, Shatin, New Territories, Hong Kong	170,616	97	832
Quick Switch Limited	Smartland	16 Tsuen Wah Street, Tsuen Wan, New Territories, Hong Kong	123,544	67	653

<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	573
Art Full Resources Limited	Nob Hill Square	8 King Lai Path, Kwai Chung, New Territories, Hong Kong	91,779	43	438
Ace Courage Limited	Centre de Laguna	93 & 99 Cha Kwo Ling Road, Kwun Tong, Kowloon, Hong Kong	43,000	N.A.	264
Full Belief Limited	Hampton Loft	11 Hoi Fan Road, Tai Kok Tsui, Kowloon, Hong Kong	74,734	35	258
Partner Now Limited	Lido Avenue	41-63 Castle Peak Road-Sham Tseng, Tsuen Wan, New Territories, Hong Kong	9,836	N.A.	182
Proven Effort Limited	Rhine Avenue	38 Castle Peak Road-Sham Tseng, Tsuen Wan, New Territories, Hong Kong	14,604	N.A.	113
<b>Total</b>			<b>3,110,696</b>	<b>2,606</b>	<b>32,280</b>

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

ANG Meng Huat, Anthony  
Director

8 December 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, Centre de Laguna, Hampton Loft, 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 (“ARA”). ARA is a real estate fund management company listed on the Main Board of the SGX-ST.

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

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