



(Constituted in the Republic of Singapore
pursuant to a trust deed dated 4 July 2003 (as amended))

SGX-ST Announcement

FULLY UNDERWRITTEN RENOUNCEABLE RIGHTS ISSUE LODGEMENT AND DESPATCH OF OFFER INFORMATION STATEMENT

Unless otherwise defined, capitalised terms used herein shall bear the same meaning ascribed to them as in the offer information statement dated 17 September 2009 in connection with the Rights Issue (the “Offer Information Statement”).

ARA Asset Management (Singapore) Limited, as manager of Fortune Real Estate Investment Trust (“**Fortune REIT**” and as manager of Fortune REIT, the “**Manager**”), is pleased to announce that it has on 17 September 2009 lodged with the Monetary Authority of Singapore (“**MAS**”) the Offer Information Statement in relation to the fully underwritten and renounceable rights issue (the “**Rights Issue**”) of 824,879,427 new units in Fortune REIT (“**Units**”, and new Units issued pursuant to the Rights Issue, the “**Rights Units**”), on a basis of one (1) Rights Unit for every one (1) existing Unit held by Eligible Unitholders¹ as at 5.00 p.m. on 17 September 2009 (the “**Rights Issue Books Closure Date**”), at an issue price of HK\$2.29 per Rights Unit, to raise gross proceeds of HK\$1,889.0 million, of which HK\$1,591.0 million will be used to part finance the acquisitions of three properties which are located in Hong Kong, being Metro Town, Caribbean Bazaar and Hampton Loft (the “**Acquisitions**”). The balance of the acquisition costs will be financed through a new term loan facility of HK\$480.0 million.

The Offer Information Statement is available on the website of the MAS at www.mas.gov.sg and will be despatched to Eligible Unitholders on 23 September 2009.

Eligible Unitholders who do not receive the Offer Information Statement and the ARE² within a week may obtain copies from CDP at 4 Shenton Way, #02-01, SGX Centre 2, Singapore 068807.

Purchasers of the Rights Entitlements who do not receive the ARS³ accompanied by the Offer Information Statement, may obtain the same from CDP at the address stated above.

¹ “**Eligible Unitholders**” refers to Unitholders with Units standing to the credit of their Securities Account (but do not include securities sub-accounts) and whose registered addresses with The Central Depository (Pte) Limited (“**CDP**”) are in Singapore as at the Rights Issue Books Closure Date or who have, at least three Market Days prior to the Rights Issue Books Closure Date, provided CDP with addresses in Singapore for the service of notices and documents, and such Unitholders who the Manager, on behalf of Fortune REIT, and in consultation with Cazenove & Co. (Singapore) Pte. Limited (a Standard Chartered group company) and DBS Bank Ltd as joint financial advisers and joint lead managers and underwriters of the Rights Issue determine, may be offered Rights Units without breaching applicable securities laws. Cazenove & Co. (Singapore) Pte. Limited is a wholly-owned subsidiary of Cazenove Asia Limited and a Standard Chartered group company. The mark “Cazenove” and marks containing “Cazenove” are trade marks of Cazenove IP Limited and are used under limited licence. Cazenove Asia Limited, its subsidiaries and affiliated companies are now subsidiaries or affiliated companies of Standard Chartered Bank (Hong Kong) Limited, and are not affiliated with JPMorgan Cazenove Limited, Cazenove Inc., or their subsidiaries.

² “**ARE**” refers to the application form for Rights Units and Excess Rights Units (as defined herein) issued to Eligible Unitholders in respect of their “nil-paid” provisional allotments of Rights Units (“**Right Entitlements**”) under the Rights Issue.

³ “**ARS**” refers to the application form for Rights Units to be issued to purchasers of the Rights Entitlements under the Rights Issue traded on the SGX-ST under the book-entry (scripless) settlement system.

Acceptances of Right Entitlements and Excess Rights Units

Acceptances of Right Entitlements and (if applicable) applications for Excess Rights Units⁴ under the Rights Issue may be made by way of ARE through CDP and/or Electronic Application⁵ through an automated teller machine (“**ATM**”) of a Participating Bank⁶.

More information on the procedures for acceptance, payment, renunciation and excess application for Rights Units by Eligible Unitholders may be found in the Offer Information Statement.

The trading period for the Right Entitlements on the SGX-ST commences from 9.00 a.m. on 23 September 2009 and ends at 5.00 p.m. on 1 October 2009.

The Offer Information Statement and its accompanying documents will not be despatched to persons purchasing the Right Entitlements whose registered addresses with CDP are outside Singapore and who purchase the Right Entitlements through the book-entry (scripless) settlement system (“**Foreign Purchasers**”). Foreign Purchasers who wish to accept the Right Entitlements credited to their securities accounts should ensure that they comply with the applicable laws, rules and regulations and make the necessary arrangement with CDP, their depository agents or stockbrokers in Singapore.

Unitholders who have subscribed for or purchased Units under the Supplementary Retirement Scheme (“**SRS**”) or through a finance company and/or depository agent can only accept their Right Entitlements and (if applicable) apply for Excess Rights Units by instructing the relevant bank, finance company and/or depository agent in which they hold their SRS accounts to do so on their behalf. **ANY APPLICATION MADE BY THE ABOVE-MENTIONED INVESTORS DIRECTLY TO CDP OR THROUGH ATMS WILL BE REJECTED.** Such Unitholders should refer to the Offer Information Statement for important details relating to the offer procedure in connection with the Rights Issue.

⁴ “**Excess Rights Units**” refers to the Rights Units represented by the provisional allotments (A) of (i) Eligible Unitholders who decline, do not accept, and elect not to renounce or sell their Right Entitlements under the Rights Issue (during the Right Entitlements trading period prescribed by the SGX-ST) and/or (ii) Ineligible Unitholders which have not been sold during the Right Entitlements trading period or (B) that have not been validly taken up by the original allottees, renounees of the provisional allotments or the purchasers of Right Entitlements.

⁵ “**Electronic Application**” refers to acceptance of the Rights Units and (if applicable) application for Excess Rights Units under the Rights Issue made through an ATM of a Participating Bank in accordance with the terms and conditions of the Offer Information Statement.

⁶ DBS Bank Ltd. (including POSB), Oversea-Chinese Banking Corporation Limited and United Overseas Bank Limited and its subsidiary, Far Eastern Bank Limited.

Timetable of Key Events

Eligible Unitholders, purchasers of Rights Entitlements, SRS investors and investors who hold Units through a finance company and/or depository agent, are requested to note the following important date and times in respect of the Rights Issue:

Event	Date and Time
Rights Issue Books Closure Date	: 17 September 2009 at 5.00 p.m.
Commencement of Rights Entitlements trading	: 23 September 2009 from 9.00 a.m.
Last date and time for Rights Entitlements trading	: 1 October 2009 at 5.00 p.m.
Closing Dates:	
Last date and time for instructions for approved banks for acceptance of application for and payment for Rights Units and/or Excess Rights Units under SRS	: 1 October 2009 at 5.00 p.m. ^{(1),(2)}
Last date and time for acceptance of and payment for Rights Units	: 7 October 2009 at 5.00 p.m. ^{(3),(4)} (9.30 p.m. for Electronic Applications through ATMs of Participating Banks) ⁽⁴⁾
Last date and time for application of and payment for Excess Rights Units	: 7 October 2009 at 5.00 p.m. ^{(3),(4)} (9.30 p.m. for Electronic Applications through ATMs of Participating Banks) ⁽⁴⁾
Last date and time for acceptance of and payment by the renounee	: 7 October 2009 at 5.00 p.m. ^{(4),(5)} (9.30 p.m. for Electronic Applications through ATMs of Participating Banks) ⁽⁴⁾
Completion of the Acquisitions ⁽⁶⁾ and the expected date for issue of Rights Units	: 15 October 2009
Expected date and time for commencement of trading of Rights Units	: 16 October 2009 from 9.00 a.m.

Notes:

- (1) Based on information provided by the approved banks for SRS. This date and time is subject to change.
- (2) This does not apply to investors who hold Units through a finance company and/or depository agent. SRS investors and investors who hold Units through a finance company and/or depository agent should see the section entitled "Important Notice to SRS Investors and Investors Who Hold Units Through a Finance Company and/or Depository Agent" in the Offer Information Statement. Any application made by these investors directly to CDP or through ATMs will be rejected. Such investors, where applicable, will receive notification letter(s) from their respective approved bank, finance company and/or depository agent and should refer to such notification letter(s) for details of the last date and time to submit applications to their respective approved bank, finance company and/or depository agent.
- (3) If acceptances of the Rights Units and/or applications for Excess Rights Units, as the case may be, are made through CDP in accordance with the ARE and the ARS.
- (4) Not applicable to SRS investors and investors who hold Units through a finance company and/or depository agent. Please see note (2) above.
- (5) Eligible Unitholders who wish to renounce their Rights Entitlements in favour of a third party should note that CDP requires three Market Days to effect such renunciation. As such, Eligible Unitholders who wish to renounce are advised to do so early to allow sufficient time for the renounee to accept and make payment for their Rights Entitlements.
- (6) While the Manager is targeting to complete the acquisition of Caribbean Bazaar on the same day, the completion may be delayed or not occur as it is subject to the vendor, MTR Corporation Limited, obtaining the consent to assign from the Director of Lands of the Lands Department of the Hong Kong Government in respect of the commercial development, kindergarten and the wet market (which form part of Caribbean Bazaar) and the granting of such consent or the timing thereof is not within the control of the Manager and is uncertain. In the event that the acquisition of Caribbean Bazaar is delayed or does not occur, the completion of the acquisitions of Metro Town and Hampton Loft will proceed as scheduled.

By Order of the Board
ARA Asset Management (Singapore) Limited
(Company registration no. 200303151G)
(as manager of Fortune Real Estate Investment Trust)

Lim Hwee Chiang, John
Director
17 September 2009

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 (Singapore) Limited (“**ARASL**”), as the manager of Fortune REIT, and HSBC Institutional Trust Services (Singapore) Limited, as the trustee of Fortune REIT. Fortune REIT was listed on the SGX-ST on 12 August 2003.

Fortune REIT holds a portfolio of eleven retail malls in Hong Kong, spread across Kowloon and the New Territories through the ownership of property companies (“the **Property Companies**”), worth approximately HK\$8.9 billion. The retail malls are City One Shatin Property, Ma On Shan Plaza, The Metropolis Mall, Waldorf Garden Property, Smartland, Tsing Yi Square Property, Jubilee Court Shopping Centre, The Household Center, Centre de Laguna Property, Lido Garden Property and Rhine Garden Property. Together they house a total of 839 tenants as at 30 June 2009 from diverse trade sectors such as supermarkets, food and beverage outlets, banks, real estate agencies, and education providers. Notable tenants include Park’N Shop, 7-Eleven, Aji Ichiban, Maxim’s Chinese Restaurant, Watsons, Mannings, Modern Beauty Salon, Fortress, McDonald’s, Kentucky Fried Chicken, Watami Japanese Restaurant, Centaline Property Agency, Midland Realty, DBS Bank, Bank of China (Hong Kong), HSBC, Japan Home Centre, Jumpin Gym U.S.A., International Christian School and the Hong Kong Jockey Club. More information about Fortune REIT can be found at www.fortunereit.com.

About ARASL, the Manager

Fortune REIT is managed by ARASL, a wholly-owned subsidiary company of ARA Asset Management Limited, which is listed on the Mainboard of the SGX-ST. More information about ARASL can be found at www.ara-asia.com.

Important Notice

The value of Units and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The Offer Information Statement will be despatched to Unitholders, and will also be made available at CDP from the date of despatch up to 7 October 2009. A potential investor should read the Offer Information Statement before deciding whether to subscribe for Rights Units under the Rights Issue.

The Offer Information Statement may be accessed online at the website of the MAS at <http://masnet.mas.gov.sg/operasdrprosp.nsf>. The MAS assumes no responsibility for the contents of the Offer Information Statement. The availability of the Offer Information Statement on the MAS website does not imply that the Securities and Futures Act, Chapter 289 of Singapore, or any other legal or regulatory requirements, have been complied with. The MAS has not, in any way, considered the investment merits of Fortune REIT. This announcement is qualified in its entirety by, and should be read in conjunction with the full text of the Offer Information Statement.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of Fortune REIT is not necessarily indicative of the future performance of Fortune REIT.

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses, including employee wages, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.

This announcement is not an offer of securities for sale in the United States or elsewhere. The securities of Fortune REIT are not being registered under the United States Securities Act of 1933, as amended (the **Securities Act**), and may not be offered or sold in the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements under the Securities Act. There will be no public offering of the securities in the United States.