

FORTUNE REAL ESTATE INVESTMENT TRUST

PAYMENT OF BASE FEE BY WAY OF UNITS IN FORTUNE REAL ESTATE INVESTMENT TRUST

The Board of Directors of ARA Asset Management (Singapore) Limited (the "Company") is pleased to announce that the Company, as the manager of Fortune Real Estate Investment Trust ("Fortune REIT"), has on 13 January 2004 received 508,329 units in Fortune REIT ("Units") issued at a price of HK\$5.0413 per unit, as payment of the Base Fee component of the Company's management fee for the period from 1 October 2003 to 31 December 2003. The Base Fee is defined in the trust deed (the "Trust Deed") constituting Fortune REIT and the Prospectus dated 28 July 2003 issued by the Company in connection with the initial public offering of the Units (the "Prospectus") as 0.3 per cent. per annum of the Property Values (as defined in the Trust Deed) at the relevant time and the Company is entitled to receive such number of Units as may be purchased for the relevant amount of the Base Fee at the prevailing Market Price (as defined in the Trust Deed). Pursuant to the Trust Deed, the Market Price was determined based on the volume weighted average price for a Unit for all trades on Singapore Exchange Securities Trading Limited ("SGX-ST") in the ordinary course of trading on the SGX-ST for the period of 10 business days immediately preceding the date of issue of Units to the Company.

The payment of the Base Fee in Units was disclosed in the Prospectus.

With this payment, the Company's holding of Units is 508,604 Units.

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

Lim Hwee Chiang
Director
13 January 2004

Submitted by Lim Hwee Chiang, Director, ARA Asset Management (Singapore) Limited (as Manager of Fortune REIT) on 13/01/2004 to the SGX