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**Miscellaneous**

\* Asterisks denote mandatory information

Name of Announcer *	FORTUNE REAL ESTATE INV TRUST
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Announcement is submitted with respect to *	FORTUNE REAL ESTATE INV TRUST
Announcement is submitted by *	Lim Hwee Chiang
Designation *	Director
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**>> Announcement Details**

The details of the announcement start here ...

Announcement Title *	FORTUNE REIT - MARKET UPDATE
Description	
<b>Attachments:</b>	 <a href="#">Fortune_REIT-Market_Update.pdf</a> Total size = <b>143K</b> (2048K size limit recommended)

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## Market Update

21 Sep 2005  
Embargoed until 5.05 pm

Manager of



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### **Fortune REIT signs up Taiwan's top wedding group at Metropolis Mall**

**21 Sep 2005.** ARA Asset Management (Singapore) Limited (“ARASL”), as manager of Fortune REIT, is pleased to announce that Taiwan’s No. 1 wedding magazine group, “IdoWedding” (“the Group”), has signed on as a master lessee and will bring in top Taiwanese wedding service providers to The Metropolis Mall (“the Mall”). The Mall will be positioned as a one-stop shop that provides full wedding services to Hong Kong, mainland, and overseas couples.

**The “IdoWedding” concept.** “IdoWedding” magazine is the No. 1 Chinese wedding magazine distributed internationally to Taiwan, Hong Kong, China, Singapore, Malaysia and North America. They will gather to Hong Kong Taiwan’s top wedding service providers under one roof, including high quality Taiwanese wedding photography, wedding fashion and gifts. Taiwan’s wedding industry is world class and very popular amongst Chinese consumers as they provide photography with unique themes and customised outdoor scenery beyond what is currently available in Hong Kong.

**“IdoWedding” to lease 11% of the Mall, with step-up rents.** The Group has leased 16,774 sf of space at the Mall in a first phase which commenced on 29 August 2005. It is expected to take another 18,710 sf of space within the next six months, bringing the total leased area to 35,484 sf, or approximately 11% of the Mall’s gross rentable area.

The duration of the lease is 6 years with the rental rates being the higher of (i) a fixed percentage of the Group’s sales revenue at the Mall, or (ii) a base rent that increases at the end of each year. We expect rental rates to rise throughout the lease.

**Boosting occupancy to 98.3%.** With the Group moving in, we are pleased to announce that the occupancy rate at the Mall has risen to 98.3% from 91.8% at the end of August 2005.

**Mall traffic expected to increase further.** With Taiwanese wedding services available, we expect the Mall's shopper traffic to increase further, drawing not just local residents but also Mainlanders (especially from Southern China) seeking these services. The Mall is located opposite Kowloon-Canton Railway's ("KCR") Hung Hom Station providing convenient access to mainland travellers.

**Facilities and promotions.** For couples seeking quality wedding banquet services, cocktail receptions and accommodation, a luxury hotel, "Harbour Plaza Metropolis", is located above the Mall to fill their needs. The Group will also launch promotional activities and special travel packages in the mainland, to attract couples to register their marriages and have their full wedding banquets in Hong Kong.

**Potential for the Mall to generate higher overall rents.** Higher shopper traffic at the Mall is expected to increase its attractiveness to other tenants. As a result, we expect to be able to secure higher rents from other tenants at renewals, or could draw new tenants at higher rentals. With a solid wedding theme, we expect to draw in new tenants such as fine jewellers, make-up artists, and beauticians to the Mall.

**Wedding promotional event at the Metropolis Mall, July 2005**



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## **About Fortune REIT**

Fortune Real Estate Investment Trust (“Fortune REIT”) was established under a Trust Deed dated 4 July 2003 made between ARA Asset Management (Singapore) Limited, as Manager, and HSBC Institutional Trust Services (Singapore) Limited (formerly known as Bermuda Trust (Singapore) Limited), as Trustee. Fortune REIT was listed on Singapore Exchange Securities Trading Limited on 12 August 2003.

Fortune REIT holds a portfolio of eleven shopping malls and properties in Hong Kong, through the ownership of the special purpose property ownership companies, worth more than HK\$7.8 billion. The retail malls and properties are City One Shatin Property, The Metropolis Mall, Ma On Shan Plaza, Waldorf Garden Property, The Household Center, Smartland, Jubilee Court Shopping Centre, Tsing Yi Square Property, Centre de Laguna Property, Lido Garden Property and Rhine Garden Property. Together they housed a total of 842 tenants as at 30 June 2005 from diverse trade sectors, including supermarkets, food and beverage outlets, bank and real estate services, and education providers. Tenants include Park’N Shop, Maxim’s Chinese Restaurant, Watson’s, Fortress, McDonald’s, Café de Coral, Bank of China (Hong Kong), DBS Bank, Standard Chartered Bank, Baleno, Bluestar Exchange, International Christian School Limited, and the Hong Kong Jockey Club.

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

About ARASL, the Manager

Fortune REIT is managed by ARA Asset Management (Singapore) Limited, a wholly owned subsidiary company of ARA Asset Management Limited, which is 70% owned by Mr. John Lim, the Chief Executive Officer of the Manager, and 30% indirectly owned by Cheung Kong (Holdings) Limited.

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