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**Miscellaneous**

\* Asterisks denote mandatory information

Name of Announcer *	FORTUNE REAL ESTATE INV TRUST
Company Registration No.	N/A
Announcement submitted on behalf of	FORTUNE REAL ESTATE INV TRUST
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 \*

Description

**Attachments:**

 [Closing\\_press\\_release.pdf](#)  
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## Media release

27 June 2005

Embargoed until 5.05 pm

Manager of

**FORTUNE**  
置富產業信託 **REIT**

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### **Fortune REIT successfully closes Equity Fund Raising**

27 June 2005 (Singapore) – ARA Asset Management (Singapore) Limited (“ARASL” or the “Manager”), as manager of Fortune Real Estate Investment Trust (“Fortune REIT”), is pleased to announce the full allocation of 318.8 million new units in Fortune REIT (“New Units”) made available under its equity fund raising which comprised three tranches, namely, the Preferential Offering, the ATM Offering and the Private Placement (together “the Equity Fund Raising”) at the issue price of HK\$6.23 per New Unit.

Chief Executive Officer of the Manager, Mr. John Lim, said, “We are delighted with the outcome of the equity fund raising and thank all investors for their support. We see the Hong Kong retail property market continuing its strength and as manager, we expect the trust to continue performing well for unitholders with its expanded asset base of eleven properties.”

#### **Preferential Offering**

The “1-for-10” Preferential Offering of 48.3 million New Units to existing holders of units in Fortune REIT (“Unitholders”) closed on 21 June 2005.

A total of 38.4 million New Units were subscribed for in respect of the 48.3 million New Units available for acceptance under the Preferential Offering. The balance of 9.9 million New Units have been re-allocated to satisfy excess demand under the Private Placement tranche.

#### **ATM Offering**

The 12.0 million New Units under the “first-come, first-served” ATM Offering were fully taken up soon after its 11.00 am opening on 16 June 2005.

**Private Placement**

The Private Placement to institutional and other investors of 258.5 million New Units commenced on 15 June 2005 and in light of overwhelming demand from investors, the book of orders was closed within the same day. The Manager received subscriptions from institutional investors for about 4 times the amount of 184.6 million New Units in Fortune REIT available under this tranche (excluding the 73.9 million New Units which Focus Eagle Investments Limited had undertaken to subscribe for in order to maintain its pre-Equity Fund Raising unitholding).

The surplus 9.9 million New Units under the Preferential Offering were re-allocated to satisfy the excess demand under the Private Placement tranche. Together, the number of New Units allotted to the Private Placement tranche amounted to 268.4 million New Units.

**Listing of the New Units**

Listing of the New Units will be on 28 June 2005 and trading of these will commence at 2.00 pm on Singapore Exchange Securities Trading Limited. The New Units will rank *pari passu* with the existing units on listing, except that they will not be entitled to the Rescheduled Distribution as described in the Circular dated 15 June 2005 for the period 1 January 2005 to 27 June 2005.

The next distribution will be for the period 28 June 2005 to 31 December 2005.

END

## **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.

At present, Fortune REIT holds a portfolio of five shopping malls in Hong Kong, through the ownership of the special purpose property ownership companies, worth more than HK\$4.2 billion. The malls are The Metropolis Mall, Ma On Shan Plaza, The Household Center, Smartland and Jubilee Court Shopping Centre and together house a total of 439 tenants as at 31 March 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, DBS Bank, Standard Chartered Bank, Baleno, Bluestar Exchange, International Christian School Limited, and the Hong Kong Jockey Club.

More information on Fortune REIT 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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## **Disclaimer**

The information included in this release does not constitute an offer or invitation to sell or the solicitation of an offer or invitation to purchase or subscribe for units in Fortune REIT ("Units") in Singapore or any other jurisdiction.

This release may contain forward-looking statements that involve assumptions, 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.

Past performance is not necessarily indicative of future performance. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of Fortune REIT. All forecasts are based on an issue price of HK\$6.23 per New Unit and on the Manager's assumptions as explained in the Circular. Such yields will vary accordingly if the issue price is not HK\$6.23 per New Unit or if investors purchased the Units in the secondary market at a market price higher or lower than the illustrative issue price for each Unit. The forecast financial performance of Fortune REIT is not guaranteed. A potential investor should read the Circular first for details of the forecasts and projections and consider the assumptions used and make their own assessment of the future performance of Fortune REIT before deciding whether to subscribe for or purchase the New Units.

You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management on future events.

The value of the Units and the income derived from them may fall as well as rise. 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 or purchase their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on Singapore Exchange Securities Trading Limited ("SGX-ST"). Listing of the Units on the SGX-ST does not guarantee a liquid market of the Units.

This press release is not for distribution, directly or indirectly, in or into the United States. It is not an offer of securities for sale into the United States.

The New Units may not be offered or sold in the United States, unless they are registered or exempt from registration. There will be no public offer of securities in the United States.