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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
Date & Time of Broadcast	16-Jun-2005 12:36:02
Announcement No.	00006

**>> Announcement Details**

The details of the announcement start here ...

Announcement Title *	Press Release - Fortune REIT's ATM offering fully taken up
Description	
<b>Attachments:</b>	 <a href="#">ATMtakeuppressrelease160605.pdf</a> Total size = <b>45K</b> (2048K size limit recommended)

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## Media release

16 June 2005

Embargoed until 12.30 pm

Manager of



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### **Fortune REIT's ATM Offering fully taken up**

16 June 2005 (Singapore) – ARA Asset Management (Singapore) Limited (“ARASL” or the “Manager”), as the manager of Fortune Real Estate Investment Trust (“Fortune REIT”), is pleased to announce the full subscription of 12,000,000 new units in Fortune REIT (“New Units”) under the ATM Offering tranche of the equity fund raising which opened at 11.00 am today. The ATM Offering subscription price was S\$1.34 per New Unit on conversion of the equity fund raising issue price of HK\$6.23 per New Unit.

The equity fund raising also comprises a “1-for-10” Preferential Offering of 48,327,178 units to existing holders of units in Fortune REIT (“Unitholders”), as well as a private placement to institutional and other investors (including Focus Eagle Investments Limited) of 258,468,970 units.

The Preferential Offering will remain open for subscription till 21 June 2005 at 4.45 pm in relation to acceptances of New Units via the Acceptance Form and at 9.30 pm when accepted via the ATMs.

Based on an issue price of HK\$6.23 per New Unit and the accompanying assumptions as set out in the Fortune REIT Circular dated 15 June 2005 (the “Circular”), Unitholders will enjoy a forecast annualised tax-exempt distribution yield of 5.35% for the financial year ending 31 December 2005 after the Acquisitions, an increase of 6.48% over the forecast yield of 5.03% from the existing five properties over the same period.

Chief Executive Officer of the Manager, Mr. John Lim said, “We are very pleased with the strong response to the ATM Offering. It highlights the attractiveness to Singapore investors of investing in Hong Kong retail properties given the buoyant economy in Hong Kong.”

Trading of New Units is expected to commence on 28 June 2005 at 2.00 pm.

END

## **About Fortune REIT**

Fortune REIT was established under a Trust Deed dated 4th 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 the Singapore Exchange Securities Trading Limited on 12th August 2003.

At present, Fortune REIT holds a portfolio of five shopping malls in Hong Kong, through the ownership of 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 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.

## **Media and investor contacts**

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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.