Asset Management (Fortune) Limited

Manager of FORTUNE 置富產業信託 REIT

28 January 2019

NOTICE OF BOOKS CLOSURE & DISTRIBUTION PAYMENT DATE

NOTICE IS HEREBY GIVEN THAT the Transfer Books and Register of Unitholders of Fortune Real Estate Investment Trust ("**Fortune REIT**") will be closed on **14 February 2019 at 5.00 p.m.** for the purposes of determining Unitholders' entitlements to the Fortune REIT's distribution of **24.94 Hong Kong cents** per unit for the period of 1 July 2018 to 31 December 2018 (the "**Distribution**").

Unitholders whose securities accounts with The Central Depository (Pte) Limited ("**CDP**") are credited with Units as at 5.00 p.m. on 14 February 2019 will be entitled to the Distribution to be paid on **1 March 2019**.

SINGAPORE INCOME TAX ON FORTUNE REIT DISTRIBUTION

Unitholders are **NOT** subject to Singapore Income Tax on the Distribution received from gross income Distribution that is tax exempt.

CURRENCY ELECTION PURPOSES

Unitholders whose Units are held directly through CDP will receive their Distributions in the Singapore dollar equivalent of the Hong Kong dollar Distribution declared, unless Unitholders elect to receive the Distributions in Hong Kong dollars. Such Unitholders must complete a prescribed form ("**Form of Election**") by **5.00 p.m. on 21 February 2019**. For the portion of the Distributions to be paid in Singapore dollars, the Manager will make the necessary arrangements to convert the portion of the Distribution in Hong Kong dollars into Singapore dollars at such exchange rate as the Manager may determine having regard to any premium or discount which may be relevant to the cost of exchange.

Unitholders [save for approved depository agents (acting as nominees of their customers)] may only elect to receive Distributions in either Singapore dollars or Hong Kong dollars and shall **not** be able to elect to receive Distributions partly in Singapore dollars and partly in Hong Kong dollars.

The Form of Election is attached to this announcement. The Form of Election will also be available from the corporate website of Fortune REIT at www.fortunereit.com and the website of the Singapore Exchange Securities Trading Limited at www.sgx.com.

IMPORTANT NOTE

Unitholders who wish to receive the Distributions in Hong Kong dollars must complete and return the Form of Election by 5.00 p.m. on 21 February 2019.

No action is needed for Unitholders who wish to receive the Distributions in Singapore dollars.

IMPORTANT DATES AND TIMES

Date/Deadline	**Event**
14 February 2019, Thursday, 5.00 p.m.	Fortune REIT books closure
21 February 2019, Thursday, 5.00 p.m.	Unitholders must complete and return the Form of Election to CDP if he wishes to receive the Distributions in Hong Kong dollars
1 March 2019, Friday	Payment of Distribution

For enquiries, please contact Ms. Olivia Lim at +65 68359232 or email: olivialim@ara-group.com or visit Fortune REIT's website at <www.fortunereit.com>.

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

Chiu Yu, Justina
Director

28 January 2019

About Fortune REIT

Fortune Real Estate Investment Trust ("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 (Fortune) Limited, as the Manager of Fortune REIT, and HSBC Institutional Trust Services (Singapore) Limited, as the Trustee of Fortune REIT. Fortune REIT is primary listed on The Stock Exchange of Hong Kong Limited and secondary listed on the Singapore Exchange Securities Trading Limited. Fortune REIT is Asia's first cross-border REIT and also the first REIT to hold assets in Hong Kong.

Fortune REIT currently holds a portfolio of 16 private housing estate retail properties in Hong Kong, comprising of 3 million sq ft of retail space and 2,713 car parking spaces. The retail properties are Fortune City One, Fortune Kingswood, Ma On Shan Plaza, Metro Town, Fortune Metropolis, Laguna Plaza, Belvedere Square, Waldorf Avenue, Caribbean Square, Jubilee Square, Smartland, Tsing Yi Square, Centre de Laguna, Hampton Loft, Lido Avenue and Rhine Avenue. They house tenants from diverse trade sectors such as supermarkets, food and beverage outlets, banks, real estate agencies, and education providers. More information can be found at www.fortunereit.com.

About the Manager

Fortune REIT is managed by ARA Asset Management (Fortune) Limited, a wholly-owned subsidiary of ARA Asset Management Limited, a premier global integrated real assets fund manager driven by a vision to be the best-in-class real assets fund management company. More information can be found at http://www.ara-group.com.

Media and investor contacts

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FORTUNE REAL ESTATE INVESTMENT TRUST

(constituted in the Republic of Singapore pursuant to a trust deed dated 4 July 2003 (as amended) and authorised as a collective investment scheme under section 286 of the Securities and Futures Act, Chapter 289 of Singapore)
(a collective investment scheme authorised under Section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))

CURRENCY ELECTION NOTICE - ELECTION NOTICE

Unitholder's details
(ALL RELEVENT INFORMATION TO BE PROVIDED OR THIS ELECTION NOTICE WILL BE REJECTED)

Securities A/C No	:	☐☐☐☐ – ☐☐☐☐ – ☐☐☐☐
Name	:	
NRIC/Passport/ID/Business Registration No./Company No.	:	
Telephone No.	:	
If Corporation, please fill in the contact person	:	

You have a distribution payment for the period of 1 JULY 2018 to 31 DECEMBER 2018.

Please choose to receive your distribution in the respective currency.

A. KNOW YOUR DISTRIBUTION

Distribution Type	Final
Distribution Payment	HK$0.2494 per unit
Payment Date	1 March 2019

B. SELECT YOUR OPTIONS

1. SINGAPORE DOLLARS	You do not need to submit this form as the default payment is in SGD.
2. HONG KONG DOLLARS	Sign Section C below and submit this form to CDP by **5.00 p.m. on 21 February 2019 ("Election Closing Date")**

C. DECLARATION

I/We agree to receive my/our **WHOLE** distribution in Hong Kong Dollars.

Signature of Unitholder(s) /Corporation
(For corporations, please sign as per your signing mandate and where appropriate, the Common Seal to be affixed in accordance with your Memorandum and Articles of Association or relevant constitutive documents)

Date

Submit this form to ARA Asset Management (Fortune) Limited c/o The Central Depository (Pte) Limited only

POST
Robinson Road Post Office
P.O.Box 1597
Singapore 903147

OR

HAND
9 North Buona Vista Drive
#01-19/20 The Metropolis
Singapore 138588

If you have any enquiries, please refer to sgx.com/cdp for the list of FAQs or call CDP Customer Service at 6535 7511.

EXPLANATORY NOTES

1. **Election for this Distribution only through this Election Notice.**
   If you wish to elect to receive the whole of this Distribution in Hong Kong Dollars ("HK$") using this Election Notice, please sign Section C overleaf and submit the signed original of this Election Notice to CDP by 5.00 p.m. on the Election Closing Date.

2. The Issuer and/or CDP will be authorised and entitled to reject any Election Notice which is otherwise incomplete, incorrect, unsigned or invalid in any respect, or if your true intentions are not ascertainable from the instructions specified in the Election Notice submitted.

3. **Joint Holders**
   (a) **If it is a Joint alternate-signatory account , ANY** of the securities account holders may sign the Election Notice, and the signing of the Election Notice by any one of such joint alternate securities account holders shall be binding on all joint securities account holders.

   (b) **If it is a Joint signatories account, ALL** the securities account holders are to sign the Election Notice.

4. **Power of Attorney / Letter of Authorisation.** For an individual holder, this Election Notice may be signed by an attorney or other authorised person for and on his behalf. If signed by an attorney, the original or a certified copy of the Power of Attorney must accompany this Election Notice. If signed by an authorised person, the original letter of authorisation in the format as prescribed by CDP, together with all other relevant documentation as may be required by the Issuer, must accompany the Election Notice. The format for the letter of authorisation is available from the Issuer or CDP upon request.

5. **Deceased Holders**
   (a) **If the sole holder is deceased and if**:
   (i) the Grant of Probate or Letters of Administration have been registered and lodged with CDP, this Election Notice must be signed by all the personal representative(s) of the deceased and lodged with the Issuer**, c/o The Central Depository (Pte) Limited, 9 North Buona Vista Drive, #01-19/20 The Metropolis, Singapore 138588;** or

   (ii) the Grant of Probate or Letters of Administration have not been registered and lodged with CDP, all the personal representative(s) of the deceased must go to CDP personally together to register and lodge the original Grant of Probate or Letters of Administration with CDP first, before submitting this Election Notice.

   (b) **If one of the joint holders is deceased and if:**
   (i) It is a Joint alternate-signatory account, this Election Notice must be signed by **ANY** surviving joint holder(s).

   (ii) it is a Joint signatories account, this Election Notice must be signed by **ALL** surviving joint holder(s) and lodged with the Issuer**, c/o The Central Depository (Pte) Limited, 9 North Buona Vista Drive, #01-19/20 The Metropolis, Singapore 138588**, accompanied by the Death Certificate and all other relevant documentations, in respect of the deceased holder.

6. Where distribution is to be made in Singapore Dollars ("S$"), ARA Asset Management (Fortune) Limited (the "Manager"), as the manager of Fortune Real Estate Investment Trust, will make the necessary arrangements to convert such distribution from HK$ into S$ at such exchange rate as the Manager may determine, having regard to any premium or discount which may be relevant to the cost of exchange.

7. Delivery of the duly completed and signed Election Notice through CDP shall be conclusive evidence in favour of the Company and CDP of the right, title, power and authority of the person(s) signing it to deal in the same.