Asset Management (Fortune) Limited

## FORTUNE REAL ESTATE INVESTMENT TRUST ("Fortune REIT") PROPERTY VALUATIONS

The Board of Directors of ARA Asset Management (Fortune) Limited, the Manager of Fortune REIT announced that Jones Lang LaSalle Limited has completed the independent valuations as at 31 October 2014 for the seventeen properties owned by Fortune REIT through the ownership of property companies. The seventeen properties are Fortune City One, Fortune Kingswood, Ma On Shan Plaza, Metro Town, Fortune Metropolis, Belvedere Square, Waldorf Avenue, Caribbean Square, Provident Square, Jubilee Square, Smartland, Tsing Yi Square, Nob Hill Square, Centre de Laguna, Hampton Loft, Lido Avenue and Rhine Avenue.

The valuations as at 31 October 2014 are as follows:

| Property <br> company | Property | Address | Gross <br> Rentable <br> Area <br> (sq ft) | No. of <br> Parking <br> lots | Valuation <br> (HK\$ million) |
| :--- | :--- | :--- | :--- | :---: | :---: |
| Million Nice <br> Development <br> Limited | Fortune City <br> One | 1 \& 2 Ngan Shing <br> Street, <br> 8 Lok Shing Street, <br> New Territories, <br> Hong Kong | 414,469 | 653 | 6,959 |
| Tin Shui Wai <br> Development <br> Limited | Fortune <br> Kingswood | No.12 and 18 Tin <br> Yan Road; No.1 <br> and 3 Tin Wu <br> Road; No.8 Tin <br> Shui Road; No.2 <br> and 9 Tin Lung <br> Road and No.3 Tin <br> Kwai Road, Tin <br> Shui Wai, Yuen <br> Long, New <br> Territories, Hong <br> Kong | 665,244 | 622 | 6,546 |


| Property company | Property | Address | Gross Rentable Area (sq ft) | No. of Parking lots | Valuation (HK\$ million) |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Poko Shine Limited | Ma On Shan Plaza | 608 Sai Sha Road, Ma On Shan, Shatin, New Territories, Hong Kong | 310,084 | 290 | 4,886 |
| Mega Gain Resources Limited | Metro Town | 8 King Ling Road, Tseung Kwan O, New Territories, Hong Kong | 180,822 | 74 | 2,976 |
| Vision Million Limited | Fortune Metropolis | 6-10 Metropolis Drive, Hung Hom, Kowloon, Hong Kong | 332,168 | 179 | 2,275 |
| Bysean Limited/ Bysky Limited/ Fullforce Limited/ Quebostar Limited/ Tidmarsh Investments Limited | Belvedere Square | 530-590, 620, 625, Castle Peak RoadTsuen Wan, New Territories, Hong Kong | 276,862 | 329 | 1,884 |
| Waldorf Realty Limited | Waldorf Avenue | 1 Tuen Lee Street, Tuen Mun, New Territories, Hong Kong | 80,842 | 73 | 1,579 |
| Genuine Joy Limited | Caribbean Square | 1 Kin Tung Road, Tung Chung, New Territories, Hong Kong | 63,018 | 117 | 942 |
| Maulden Investments Limited | Provident Square | 21-53 Wharf Road, North Point, Hong Kong | 180,238 | N.A. | 920 |
| Yee Pang Realty Limited | Jubilee Square | 2-18 Lok King <br> Street, Fo Tan, <br> Shatin, New <br> Territories, Hong Kong | 170,616 | 97 | 832 |
| Quick Switch Limited | Smartland | 16 Tsuen Wah <br> Street, Tsuen <br> Wan, New <br> Territories, Hong Kong | 123,544 | 67 | 653 |


| Property company | Property | Address | Gross Rentable Area (sq ft) | No. of Parking lots | Valuation (HK\$ million) |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Team Challenge Limited | Tsing Yi Square | 7-19 Tsing Luk Street, Tsing Yi, New Territories, Hong Kong | 78,836 | 27 | 573 |
| Art Full <br> Resources <br> Limited | Nob Hill Square | 8 King Lai Path, Kwai Chung, New Territories, Hong Kong | 91,779 | 43 | 438 |
| Ace Courage Limited | Centre de Laguna | 93 \& 99 Cha Kwo Ling Road, Kwun Tong, Kowloon, Hong Kong | 43,000 | N.A. | 264 |
| Full Belief Limited | Hampton Loft | 11 Hoi Fan Road, Tai Kok Tsui, Kowloon, Hong Kong | 74,734 | 35 | 258 |
| Partner Now Limited | Lido Avenue | 41-63 Castle Peak <br> Road-Sham <br> Tseng, Tsuen <br> Wan, New <br> Territories, Hong Kong | 9,836 | N.A. | 182 |
| Proven Effort Limited | Rhine Avenue | 38 Castle Peak <br> Road-Sham <br> Tseng, Tsuen <br> Wan, New <br> Territories, Hong Kong | 14,604 | N.A. | 113 |
| Total |  |  | 3,110,696 | 2,606 | 32,280 |

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

ANG Meng Huat, Anthony
Director
8 December 2014


#### Abstract

About Fortune REIT 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 (the "Manager"), and HSBC Institutional Trust Services (Singapore) Limited, as the Trustee of Fortune REIT. Fortune REIT was listed on the Singapore Exchange Securities Trading Limited (the "SGX-ST") and The Stock Exchange of Hong Kong Limited on 12 August 2003 and 20 April 2010 respectively.

Fortune REIT holds a portfolio of 17 retail properties in Hong Kong, comprising approximately 3.11 million square feet of retail space and 2,606 car parking lots. The retail properties are Fortune City One, Fortune Kingswood, Ma On Shan Plaza, Metro Town, Fortune Metropolis, Belvedere Square, Waldorf Avenue, Caribbean Square, Provident Square, Jubilee Square, Smartland, Tsing Yi Square, Nob Hill 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 ("ARA"). ARA is a real estate fund management company listed on the Main Board of the SGX-ST.

More information can be found at www.ara-asia.com.

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