



ESR Asset Management (Fortune) Limited

Manager of Fortune Real Estate Investment Trust

(Stock Code: 778)

UNITHOLDERS COMMUNICATION POLICY

Unitholders Communication Policy

1. Objective

The Manager of Fortune Real Estate Investment Trust (“Fortune REIT”) is committed to enhancing long-term Unitholder value through regular communication with unitholders, both individual and institutional (the “Unitholders”). The Manager upholds a strong culture of continuous disclosure and transparent communication with the Unitholders and the investing community. To this end, the Manager strives to ensure that all Unitholders have timely and full access to all material information of Fortune REIT. This Policy sets out the framework that the Manager has put in place to promote effective communication with Unitholders so as to enable them to engage actively with the Manager and exercise their rights as Unitholders in an informed manner.

2. Communication with Unitholders

2.1 General Meetings

The annual general meeting and other general meetings of Fortune REIT provide a forum for communication with Unitholders and for Unitholder participation.

Unitholders are encouraged to participate in Unitholders’ meetings physically or to appoint proxies to attend and vote at such meetings for and on their behalf if they are unable to attend.

Notices of general meetings and the accompanying papers are provided within a prescribed time prior to the meetings on the websites of Fortune REIT (www.fortunereit.com) and Hong Kong Exchanges and Clearing Limited (“HKEx”) (www.hkexnews.hk), and by post to those Unitholders who have elected to receive a hard copy version of such communication.

General meetings are held at a convenient location where the Chairman of the Board, Directors, and if required, Chairmen of Board committees and representatives from the auditor would be present and are available to answer questions from Unitholders.

2.2 Financial and other reportings

Fortune REIT prepares its accounts and reports operating results on a half yearly basis. Interim and annual reports are also prepared as required under the Trust Deed and in accordance with the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“SEHK”), The Code on Real Estate Investment Trusts (the “REIT Code”) and other applicable laws and regulations (the “Regulatory Requirements”).

From time to time, other information is communicated to Unitholders by way of other corporate communications, including announcement and/or circular, in compliance with the Regulatory Requirements or otherwise.

2.3 Corporate website

Fortune REIT's website (www.fortunereit.com) provides information on the Manager, Fortune REIT, including Unitholder's communication.

In addition to a dedicated "Investor" section in which corporate communications of Fortune REIT are posted as soon as practicable following their release to SEHK on the website of HKEx, relevant press releases and presentations are also made available on Fortune REIT's website to facilitate communication between the Manager, Unitholders and the investment community.

Unitholders may, through an annual request, elect to receive corporate communications in hard copy by post.

2.4 Investment market communication

To facilitate communication between Fortune REIT, Unitholders and the investment community, results briefings and one-on-one meetings with analysts and investors are arranged from time to time.

In this regard, Directors and employees of the Manager who have contacts with investors, analysts and media are aware of the disclosure obligations and requirements under the applicable laws and regulations, including the Listing Rules.

3. Communication with the Manager of Fortune REIT

Unitholders may, at any time, direct questions, request for publicly available information and provide comments and suggestions to the Manager by email at enquiries@fortunereit.com.

Unitholders should direct their questions about their unitholdings by mail to Fortune REIT's Hong Kong Share Registrar, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, who has been appointed by the Manager to deal with Unitholders for unit registration and related matters.

4. Unitholder Privacy

The Manager recognises the importance of Unitholders' privacy and will not disclose Unitholders' information without their consent, unless required by law to do so.

5. Disclosure of this Policy

This Policy is available on the website of Fortune REIT. A summary of this Policy together with a statement reviewing the implementation and effectiveness of the Policy conducted will be disclosed in the Corporate Governance Report annually.

If there is any inconsistency or conflict between the English and Chinese versions of this Policy, the English version shall prevail.

16 July 2024