

Fortune Real Estate Investment Trust

Established in 2003, Fortune Real Estate Investment Trust ("Fortune REIT") is the first REIT to hold Hong Kong assets and is currently listed on the Main Board of The Stock Exchange of Hong Kong Limited.

Fortune REIT currently holds a portfolio of 16 private housing estate retail properties in Hong Kong and 1 neighborhood mall in Singapore, comprising approximately 3 million square feet of retail space and 2,793 car parking spaces. Deeply rooted in the communities, Fortune Malls serve the daily needs of nearby residents, students and workers.

Key Figures (As at 30 Jun 2025)

Total Valuation	HK\$ 37.3B
Portfolio Occupancy	95.0%
Gearing	26.2%
Interest Coverage	3.2 times
Effective Borrowing Cost	3.5%
Interest Cost Hedged	50%

Stock Information (As at 30 Jun 2025)

Stock Code	778.HK
Unit Price	HK\$ 4.82
NAV per unit	HK\$ 12.67
52 Week Range	HK\$ 3.90- HK\$ 4.95
Market Capitalization	HK\$ 9.9B
Distribution Payment	Semi-annually

Key Figures of Fortune REIT's Portfolio

17
Neighbourhood
Malls

3 million
Sq. ft. of
retail space

1,250
Well diversified
tenant base

72%
Non-discretionary
trades

Portfolio Malls

1 Fortune City One

2 +WOO

3 Ma On Shan Plaza

4 Metro Town

5 Fortune Metropolis

6 Belvedere Square

7 Laguna Plaza

8 Waldorf Avenue

9 Caribbean Square

10 Jubilee Square

11 Smartland

12 Tsing Yi Square

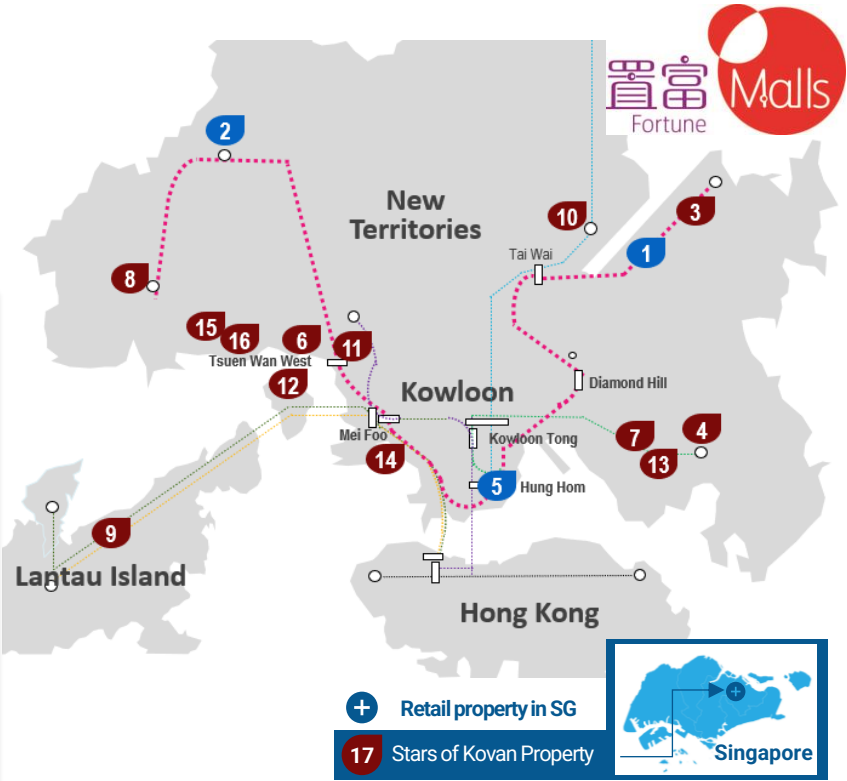
13 Centre de Laguna

14 Hampton Loft

15 Lido Avenue

16 Rhine Avenue

17 Stars of Kovan



IR 2025 Distribution

Payout Ratio

100%

Interim DPU

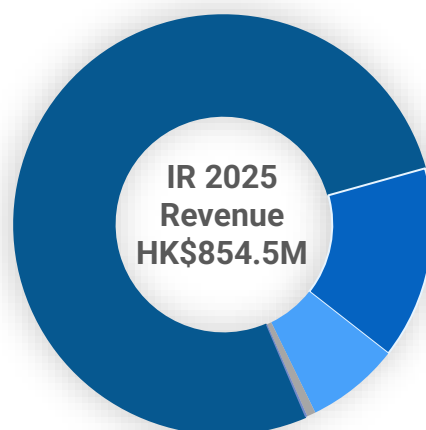
18.41 HK cents

Annualized Distribution Yield³

7.7%

>90% Revenue From Stable Source

77.0%	Base rental ¹
14.9%	Charge-out income ²
7.3%	Carpark income
0.7%	Turnover rent
0.1%	Other income



Notes:

1. Including license income and atrium income.
2. Charge-out income includes utilities charges and management fees etc.
3. Based on closing unit price of HK\$4.82 as at 30 Jun 2025.

AEIs to Sustain Competitive Edge of Portfolio



AEIs Completed at Waldorf Avenue



Waldorf Avenue, one of Tuen Mun's busiest retail hubs, has essentially completed its 5-month AEIs in July 2025.

The renovation has elevated the overall customer experience through a re-designed entrance, enhanced lighting and upgraded shop signage.

Well-Positioned Trade Mix (By Gross Rental Income)

72% from necessity trades

29.4%	Food & Beverages
26.3%	Services & Education
8.7%	Supermarkets
4.9%	Homewares
1.4%	Wet Markets
1.0%	Community Services
14.3%	Banking & Real Estate
3.6%	Gifts, Toys & Jewellery
3.5%	Fashion & Shoes
2.3%	Electronics & IT
2.5%	Entertainment & Sports
2.1%	Others

Sustainability Endeavors:



Highest 5-star rating
for 4 consecutive years



DRIVING AMBITIOUS CORPORATE CLIMATE ACTION

1st HK REIT to receive SBTi
approval for near term
emission reduction target



100% HK malls with
green building
certification (Highest
Excellent rating in
management aspect)

Green
Financing

62% sustainability-linked
loan

Constituent of:



MSCI HK
Small Cap



恒生指數
HANG SENG INDEXES

Hang Seng REIT Index
Hang Seng Corporate
Sustainability
Benchmark Index



EPRA Nareit

FTSE EPRA Nareit Global,
Developed & Developed
Asia Dividend + Indices



Global property research
Solutions for customized property indices

GPR General Index