Fact Sheet (as at 30 Jun 2025)

FORTUNE 置富產業信託 REIT

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 31 Dec 2025)

Total Valuation	HK$ 36.5B
Portfolio Occupancy	95.8%
Gearing	26.9%
Interest Coverage	3.1 times
Effective Borrowing Cost	3.5%
Interest Cost Hedged	50%

Stock Information (As at 31 Dec 2025)

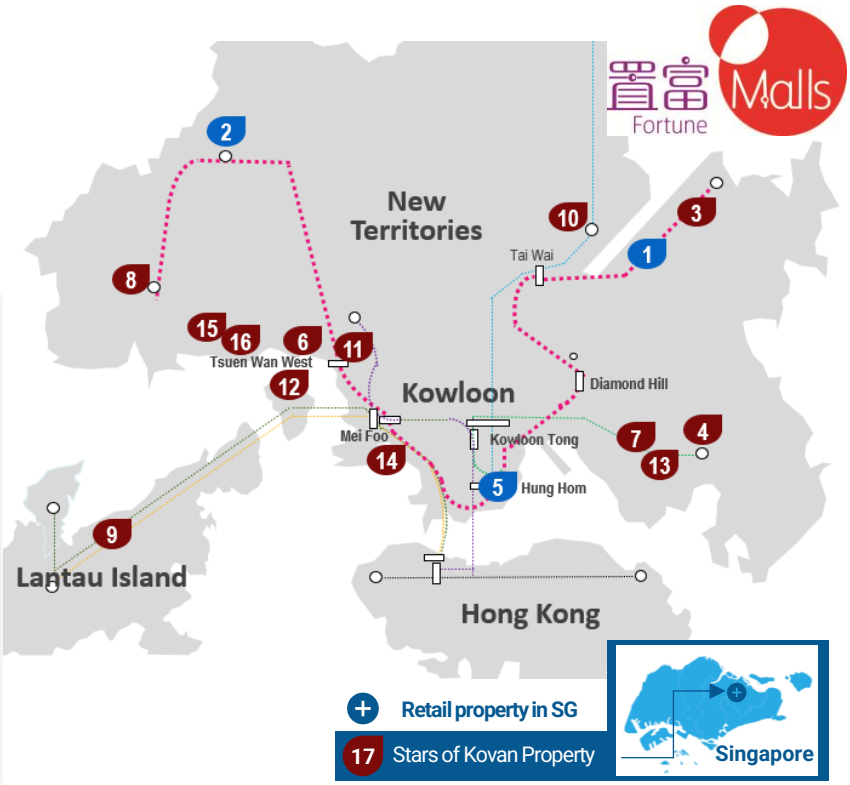
Stock Code	778.HK
Unit Price	HK$ 4.89
NAV per unit	HK$ 12.22
52 Week Range	HK$ 3.90- HK$5.28
Market Capitalization	HK$ 10.1B
Distribution Payment	Semi-annually

Key Figures of Fortune REIT's Portfolio

17 Neighbourhood Malls	**3 million** Sq. ft. of retail space
1,258 Well diversified tenant base	**71%** 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



1 Fortune City One

2 +WOO

5 Fortune Metropolis

FY 2025 Distribution

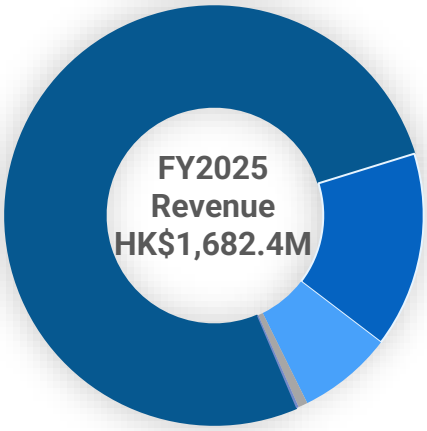
Payout Ratio
100%

Final DPU
16.81 HK cents

Distribution Yield[3]
7.2%

>90% Revenue From Stable Revenue Stream

76.6%	Base rental[1]
15.1%	Charge-out income[2]
7.3%	Carpark income
0.7%	Turnover rent
0.2%	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$4.89 as at 31 Dec 2025.*

AEIs to Sustain Competitive Edge of Portfolio

Waldorf Avenue

Waldorf Avenue completed the AEIs in Jul 2025, introducing a refreshed entrance, enhanced lighting and upgraded signage, which substantially elevated the shopping environment and achieved full occupancy by year-end.

Laguna Plaza

Laguna Plaza completed its AEIs in Dec 2025, reconfiguring and downsizing a supermarket on basement to diversify tenant mix. The addition of a lifestyle store, an F&B outlet and a beauty salon, together with several new offerings on the upper floors, lifted occupancy to 96.0%.

Well-Positioned Trade Mix

(By Gross Rental Income)

71% from necessity trades

29.7%	Food & Beverages
27.0%	Services & Education
7.3%	Supermarkets
4.6%	Homewares
1.4%	Wet Markets
1.1%	Community Services
14.5%	Banking & Real Estate
3.6%	Gifts, Toys & Jewellery
3.3%	Fashion & Shoes
2.1%	Electronics & IT
3.2%	Entertainment & Sports
2.2%	Others

Sustainability Endeavors:

GRESB 2022

Highest 5-star rating for 5 consecutive years

SCIENCE BASED TARGETS
DRIVING AMBITIOUS CORPORATE CLIMATE ACTION

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

EB V2.0 2022 MAN HKGBC BEAM Plus 綠建環評

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

Green Financing

77% sustainability-linked loan

Constituent of:

MSCI

MSCI HK Small Cap

恒生指數 HANG SENG INDEXES

Hang Seng REIT Index
Hang Seng Corporate Sustainability Benchmark Index

EPRA Nareit
EUROPEAN PUBLIC REAL ESTATE ASSOCIATION

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

Global property research
Solutions for customized property indices

GPR General Index