Fact Sheet (as at 30 Jun 2026)

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 30 Jun 2026)

Total Valuation	HK$ 36.7B
Portfolio Occupancy	96.4%
Gearing	26.9%
Interest Coverage	3.1 times
Effective Borrowing Cost	3.4%
Interest Cost Hedged	46%

Stock Information (As at 30 Jun 2026)

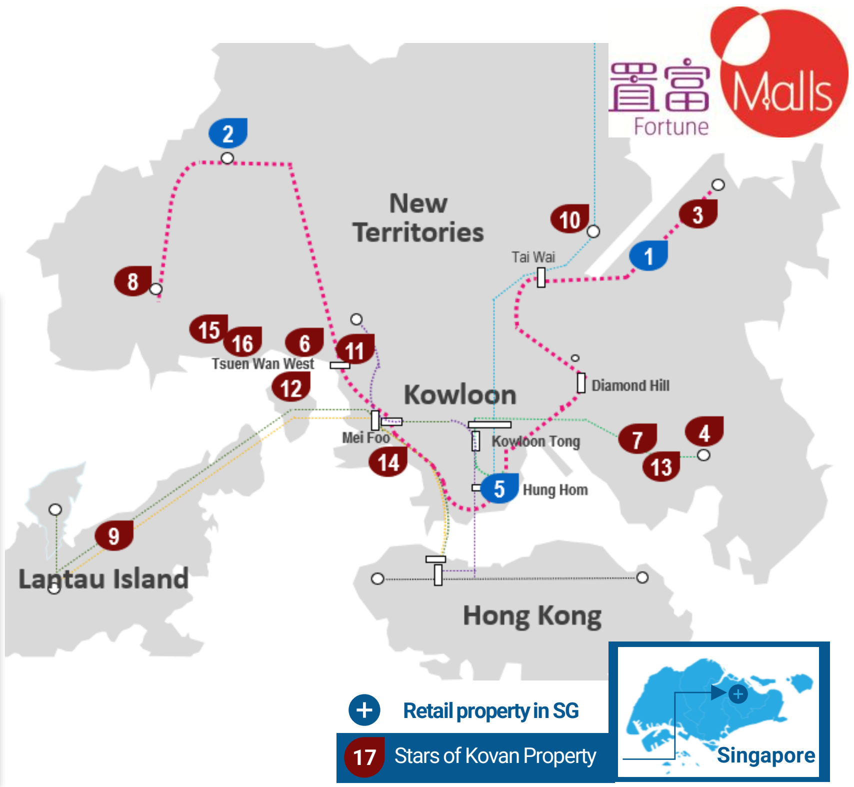
Stock Code	778.HK
Unit Price	HK$ 4.40
NAV per unit	HK$ 12.21
52 Week Range	HK$ 4.40- HK$5.55
Market Capitalization	HK$ 9.1B
Distribution Payment	Semi-annually

Key Figures of Fortune REIT's Portfolio

17 Neighbourhood Malls	**3 million** Sq. ft. of retail space
1,259 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

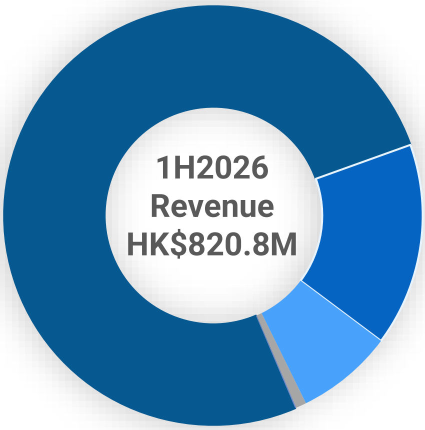
5 Fortune Metropolis

IR 2025 Distribution

Payout Ratio
100%
Interim DPU
17.5 HK cents
Distribution Yield[3]
8.0%

>90% Revenue From Recurring Income Stream

75.9%	Base rental[1]
15.7%	Charge-out income[2]
7.5%	Carpark income
0.8%	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$4.40 as at 30 Jun 2026.*

Trade Mix Refinement


F&B

F&B


F&B


Health & Wellness


Gaming & Entertainment

Fortune Malls continued to refine its trade mix in response to evolving consumer preferences while preserving its community-focused and non-discretionary foundation.

The portfolio has progressively rebalanced towards more resilient, service-led and lifestyle-oriented trades that are less vulnerable to e-commerce impact, with the **combined rental contribution from F&B, services & education, and wellness & entertainment rising to 60%** of portfolio rental income, compared with 50% a few years ago.

Well-Positioned Trade Mix

(By Gross Rental Income)

71% from necessity trades

29.7%	Food & Beverages
27.0%	Services & Education
7.2%	Supermarkets
4.4%	Homewares
1.4%	Wet Markets
1.2%	Community Services
14.8%	Banking & Real Estate
3.4%	Gifts, Toys & Jewellery
3.4%	Entertainment & Sports
3.2%	Fashion & Shoes
2.1%	Electronics & IT
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

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

Green Financing

100% sustainability-linked loan

Constituent of:

MSCI HK Small Cap

Hang Seng REIT Index
Hang Seng Corporate Sustainability Benchmark Index

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

GPR General Index

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