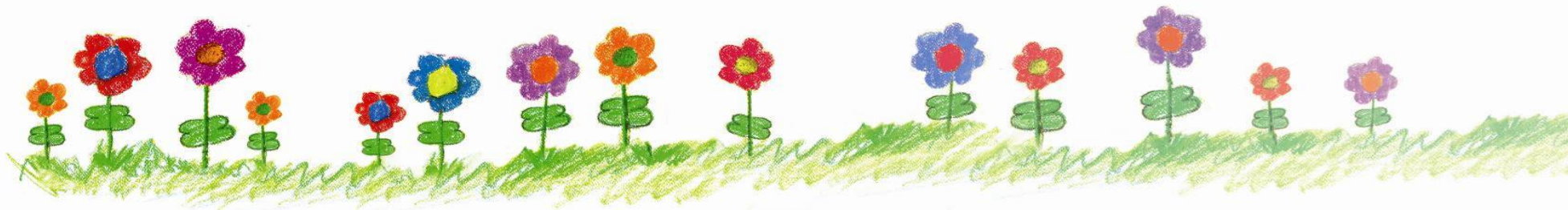




Fortune Real Estate Investment Trust
A portfolio of 14 retail properties in Hong Kong

Financial results for the period ended 31 March 2010
4 May 2010

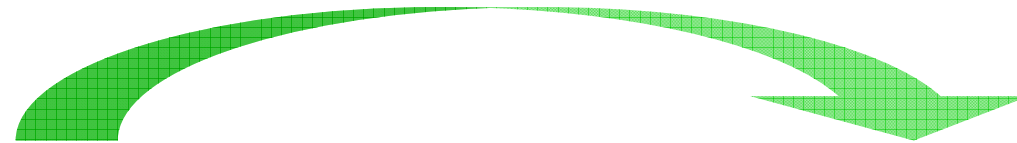


Dual Primary Listing

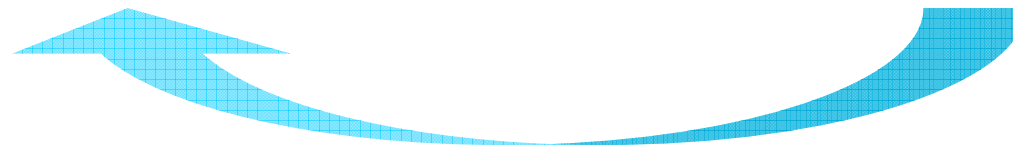
Fortune REIT has been successfully listed in Hong Kong on 20 April 2010



Dual Primary Listing



Units are fully transferable
between two Exchanges*

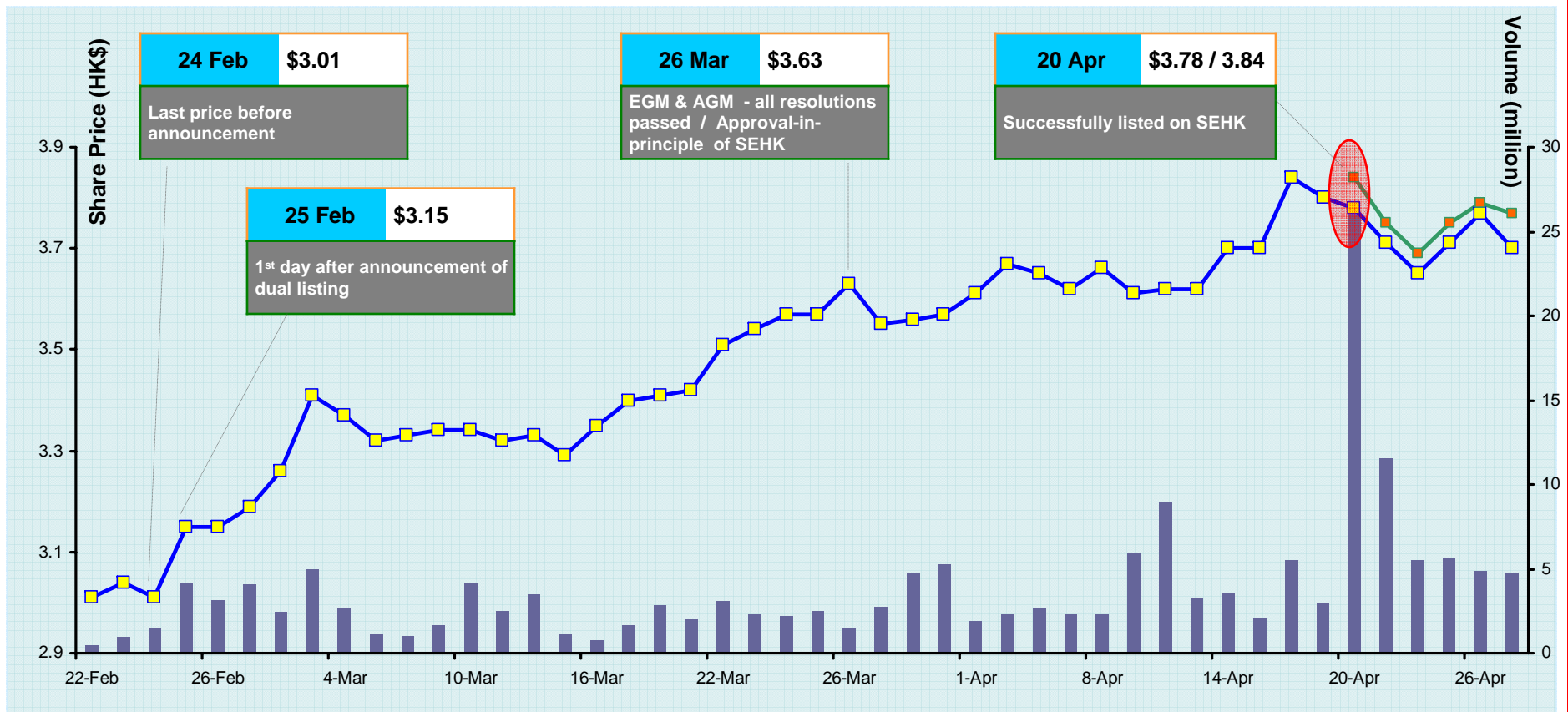


** subject to certain time and costs in transferring the units between the two markets*



Unit Price Performance

Unit price went up by some 20% since announcement of dual listing



Source: Bloomberg

31.9% of total Units has been transferred to Hong Kong under the 3 initial batch-transfers

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Results Highlights

Total Revenue, 1Q10	HK\$209.1 mil	+ 24.3% YoY
Net Property Income (NPI), 1Q10	HK\$155.8 mil	+ 26.6% YoY
Distributable Income, 1Q10	HK\$106.2 mil	+ 28.2% YoY
Distribution Per Unit (DPU), 1Q10	HK\$0.0638¹	
Net Asset Value (NAV) Per Unit (as at 31 Mar 10)	HK\$5.19	
Portfolio Valuation² (as at 31 Dec 09)	HK\$11,500 mil	
Gearing	23.7%	
Portfolio Rental Reversion³	13.1%	
Portfolio Occupancy	97.3%	

Notes:

1. DPU for 1Q10 is calculated based on the total enlarged units in issue of 1,664.0 million, including 824.9 million of rights Units and 6.4 million of acquisition fee in Units as well as base fee Units issued during the year.
2. The portfolio was valued by Savills Valuation and Professional Services Limited ("Savills").
3. For all renewal leases from 1 Jan 10 to 31 Mar 10.

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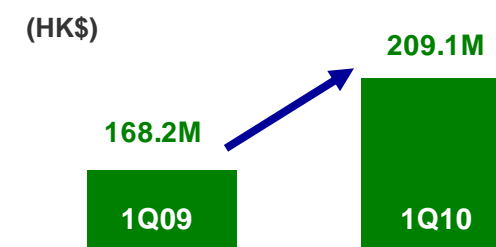


Trust Income 1Q10

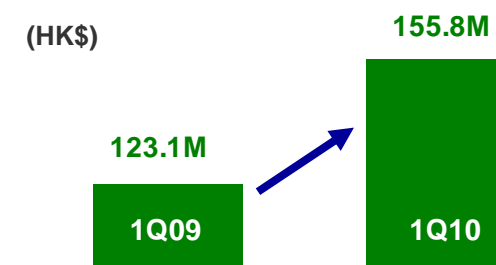
Income Available for Distribution Rose By 28.2% in 1Q10 vs 1Q09

	1Q10 ¹ (HK\$'000)	1Q09 (HK\$'000)	Variance (%)
Total revenue	209,147	168,249	24.3%
Property operating expenses	(48,482)	(41,308)	17.4%
Manager's performance fee	(4,820)	(3,808)	26.6%
Net property income ("NPI")	155,845	123,133	26.6%
Borrowing costs	(28,387)	(23,500)	(20.8%)
Profit before tax	120,809	99,633	21.3%
Hong Kong tax	(20,699)	(15,865)	30.5%
Net profit of property companies	100,110	83,768	19.5%
Income available for distribution	106,208	82,828	28.2%
DPU (HK\$) ²	0.0638	0.1006	-

Revenue +24.3%



NPI +26.6%



Notes:

- Fortune REIT acquired 3 new properties on 15 October 2009.
- DPU for 1Q10 is calculated based on the total enlarged units in issue of 1,664.0 million, including 824.9 million of rights Units and 6.4 million of acquisition fee in Units as well as base fee Units issued during the year.



Balance Sheet

As at 31 Mar 10	(HK\$'000)
Current Assets	455,549
Non Current Assets	11,504,954
Total Assets	11,960,503
Current Liabilities ⁴	3,189,691
Non Current Liabilities	162,386
Total Liabilities	3,352,077
Net Assets	8,608,426

Gearing Ratio	23.7%
----------------------	--------------

Portfolio Valuation¹	HK\$11,500 M
--	---------------------

NAV Per Unit ^{2, 3}	HK\$5.19
-------------------------------------	-----------------

Notes:

- As at 31 Dec 2009 by Savills.
- Based on net assets of the Group excluding hedging reserve.
- The total number of deemed units used for the computation of net asset value per Unit is 1,663,952,387 Units. This comprises: (a) number of Units in issue as at 31 Mar 2010 of 1,661,595,267 Units and (b) Units issued on 12 Apr 2010 to the Manager as the Manager's Base Fee for 1Q10 of 2,357,120 Units.
- Fortune REIT had executed a loan agreement on 15 October 2009 to refinance the term loan facility and the revolving loan facility for a term of 4 years.

Debt Management

As at 31 Mar 10	Debt Profile
Total Debt ¹	HK\$2,829 mil
Gearing Ratio ²	23.7%
Interest Cover ³	3.6 X
Weighted Avg. Cost of Debt ⁴	4.07%



No refinancing requirement until 2013

- *New loan of HK\$480m was drawn down on 15 Oct 2009*
- *HK\$2,350m will be drawn on 28 Jun 2010 to refinance existing loan*
- *New loan with a margin of 200bps over HIBOR*



3 new assets will be unencumbered upon refinancing in Jun 2010



Further debt headroom of \$2.1 billion before hitting 35% gearing

Notes:

1. Excludes the debt front-end fee. On 15 October 2009.
2. Following the dual primary listing on 20 April 2010, Fortune REIT is required to comply with the regulatory regimes in both Singapore and Hong Kong. In Hong Kong, the limitation on borrowing by a REIT is 45% of the total gross asset value in accordance with the REIT Code. In Singapore, according to the Property Funds Appendix, Aggregate Leverage should not exceed 35% of Deposited Property, but it may increase up to 60% with a credit rating.
3. Interest cover = EBIT / Total interest expense. Included in the non-tax deductible trust expenses for the period 1 January 2010 to 31 March 2010 is a provision of HK\$30.0 million for the cost of the dual primary listing on The Stock Exchange of Hong Kong Limited. The amount have been added back for income available for distribution.
4. Exclude amortization of debt front end fee.

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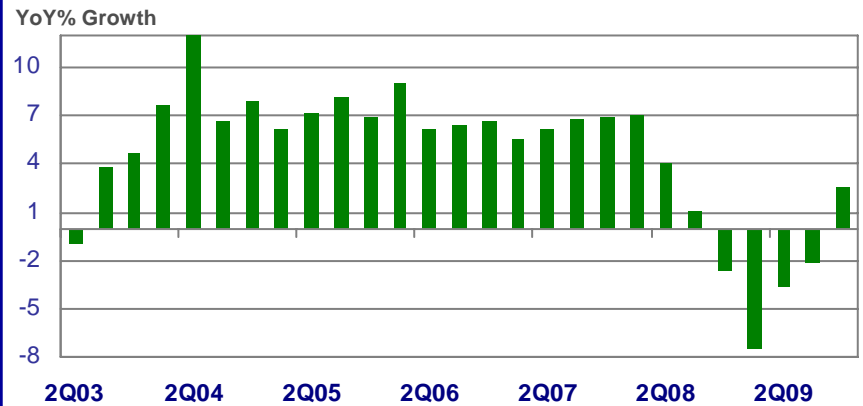


Hong Kong Economy

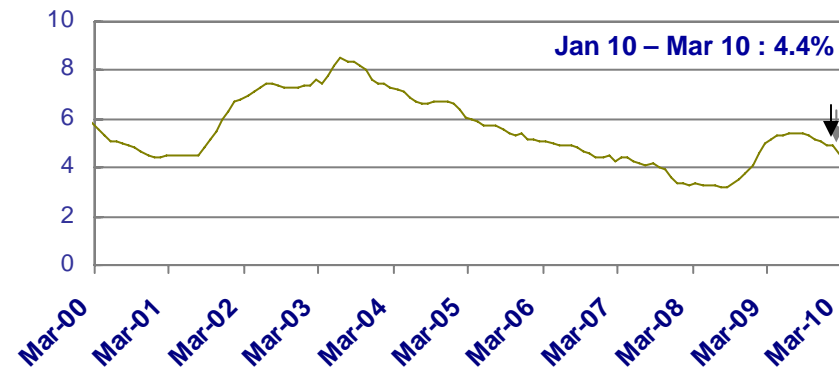
Global recovery should continue in 2010

- ✓ Real GDP growth returned to positive territory to register a 2.6% increase in the fourth quarter of 2009 and a 4-5% growth is expected in 2010.

GDP: Recover further ; Government expecting a growth of 4% to 5% in 2010

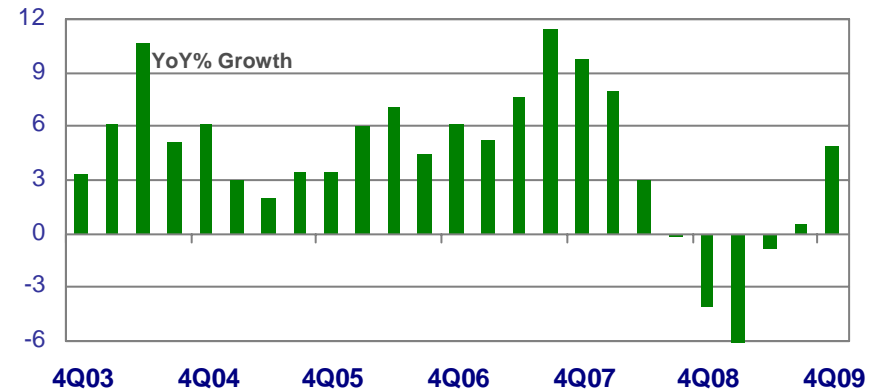


Unemployment: Trending down given the positive business sentiment.



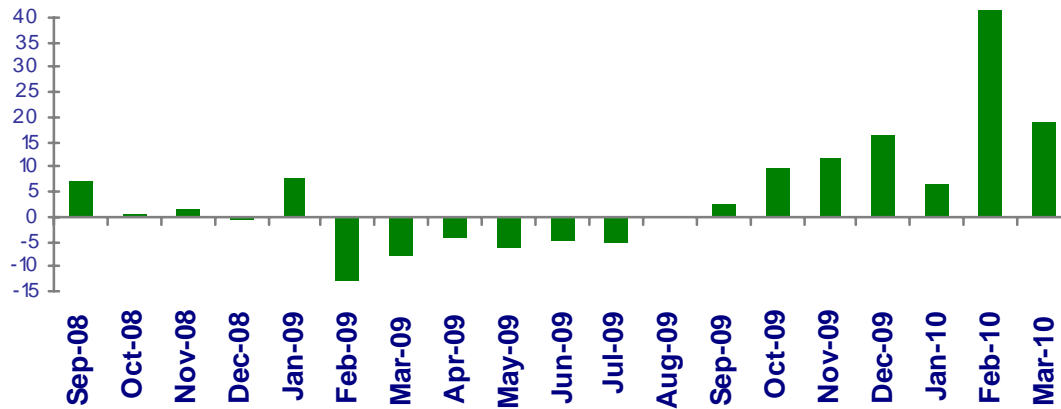
Source: Census & Statistics Department, HK

Private consumption: Domestic sector stabilised quickly after a weak start in 2009 and recovered over the course of the year.



Hong Kong Retail Sales

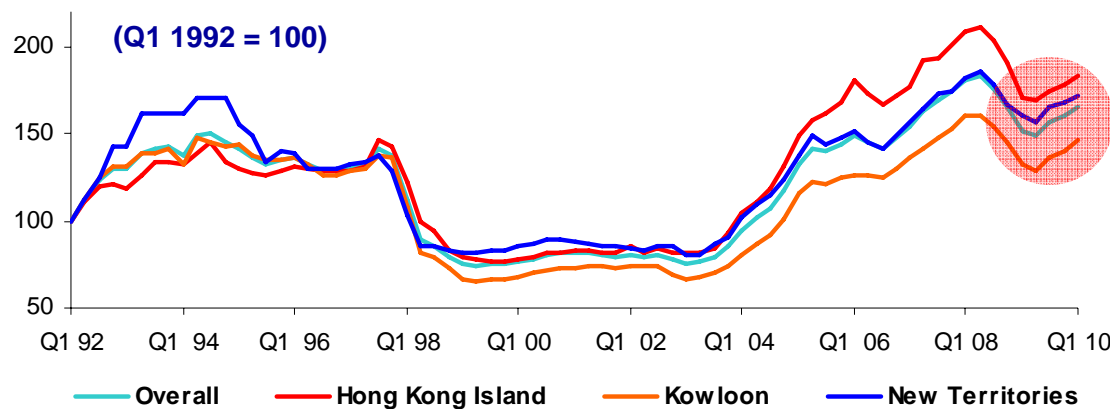
Value of Total Retail Sales YoY % change (Source: Census & Statistics Department, Hong Kong)



Retail sales strengthened further in the first 3 months of 2010.

With the economy gathering further momentum, the consumer sentiment is expected to stay firm.

Shopping Centre Rental Index by District (Source: Savills Research)



Shopping mall rents benefiting from the revived consumer confidence, rising for three consecutive quarters since 2Q09.

In particular, Kowloon and New Territories rents rose by 11% and 7% respectively over a year earlier.

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Occupancy and Passing Rent

97.3% - All Time High Portfolio Occupancy Since IPO In 2003



	GRA (s.f.)	Actual Occupancy (30 Sep 09)	Actual Occupancy (31 Dec 09)	Actual Occupancy (31 Mar 10)
1. City One Shatin Property	414,469	97.4%	98.2%	96.7%
2. Ma On Shan Plaza	310,084	100.0%	100.0%	100.0%
3. Metro Town ¹	180,822	NA	100.0%	98.8%
4. The Metropolis Mall	332,168	92.3%	93.0%	99.2%
5. Waldorf Garden Property	80,842	100.0%	100.0%	100.0%
6. Caribbean Bazaar ¹	63,018	NA	100.0%	100.0%
7. Smartland	123,544	79.1%	94.4%	94.5%
8. Tsing Yi Square Property	78,836	86.3%	100.0%	100.0%
9. Jubilee Court Shopping Centre	170,616	76.2%	81.5%	84.1%
10. The Household Center	91,779	86.3%	97.0%	98.1%
11. Centre de Laguna Property	43,000	100.0%	100.0%	100.0%
12. Hampton Loft ¹	74,734	NA	100.0%	100.0%
13. Lido Garden Property	9,836	100.0%	100.0%	100.0%
14. Rhine Garden Property	14,604	100.0%	100.0%	100.0%
Portfolio Total	1,988,352	93.1%	96.4%	97.3%

Portfolio Occupancy (as at 31 Mar 10) **97.3%**

Average Passing Rent (as at 31 Mar 10) **HK\$27.4 psf**

Rental Reversion (for renewals in 1Q10) **13.1%**

Note:

1. Metro Town, Caribbean Bazaar and Hampton Loft were acquired on 15 October 2009.

Portfolio Expiry Profile

Opportunities to capitalize on lease expiries in 2010 for rental growth

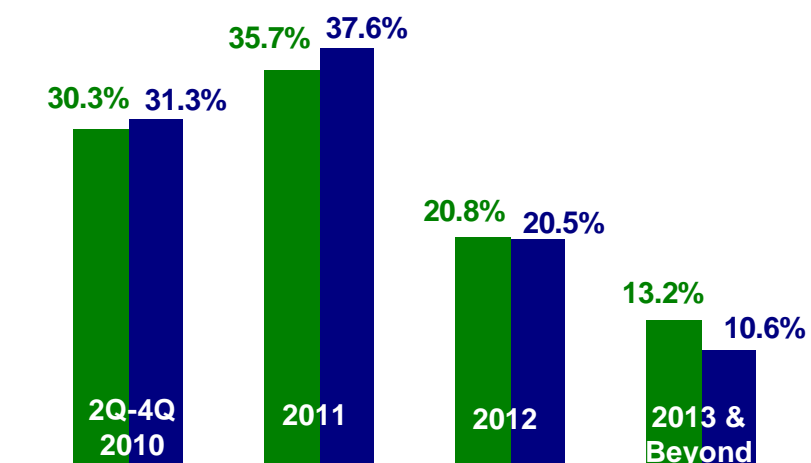
Expiry Profile By Gross Rentable Area

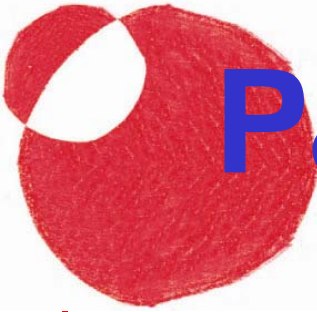
As at 31 Mar 10	% of occupied GRA		
	2Q-4Q 2010	2011	2012
1. City One Shatin Property	29.8%	38.5%	21.6%
2. Ma On Shan Plaza	33.1%	48.1%	15.8%
3. Metro Town	22.8%	19.0%	12.4%
4. The Metropolis Mall	43.3%	42.7%	12.0%
5. Waldorf Garden Property	14.3%	22.7%	12.0%
6. Caribbean Bazaar	5.1%	38.7%	51.7%
7. Smartland	9.7%	40.9%	14.6%
8. Tsing Yi Square Property	40.0%	40.8%	19.2%
9. Jubilee Court Shopping Centre	13.7%	16.5%	50.5%
10. The Household Center	32.0%	31.5%	36.5%
11. Centre de Laguna Property	27.6%	49.5%	10.0%
12. Hampton Loft	74.8%	0.0%	25.2%
13. Lido Garden Property	68.1%	12.9%	18.9%
14. Rhine Garden Property	0.0%	98.5%	1.5%
Portfolio Total	30.3%	35.7%	20.8%

Portfolio Expiry Profile

As at 31 Mar 10

■ By Occupied GRA
■ By Gross Rental Income

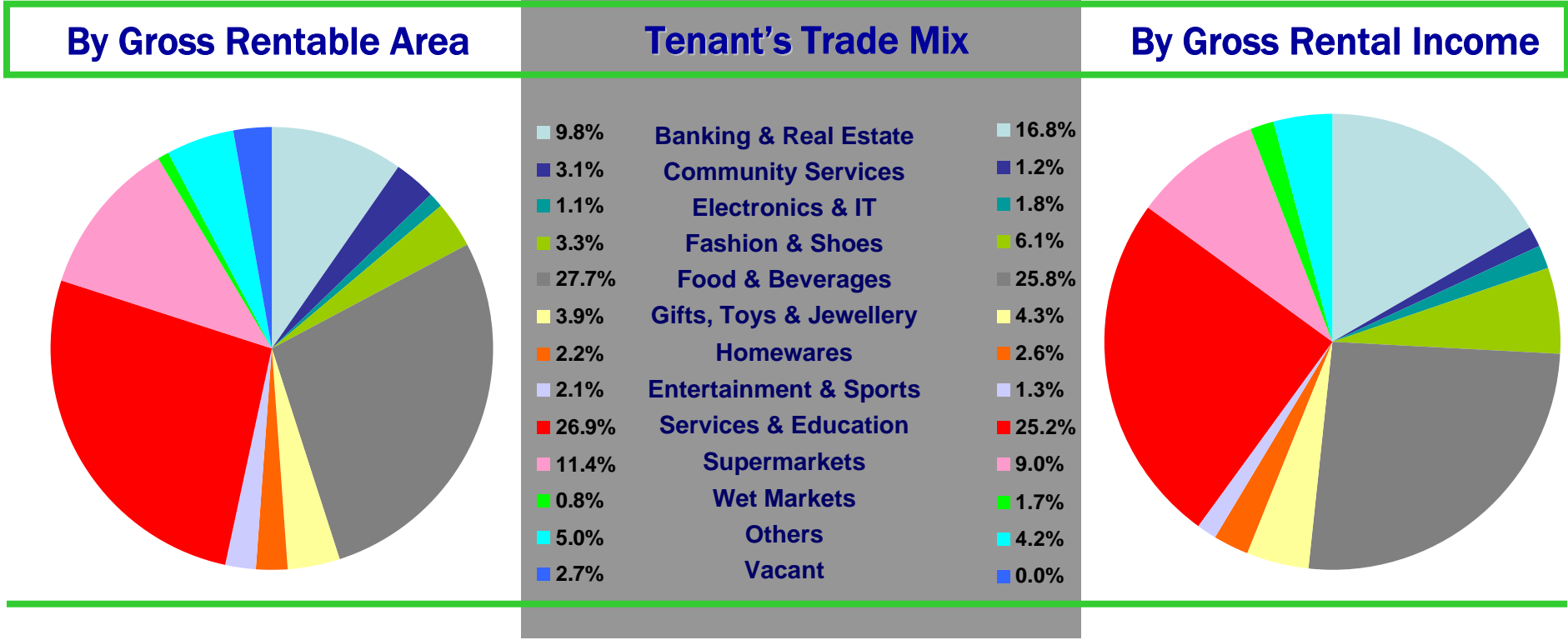




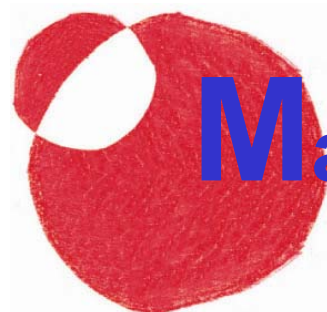
Portfolio Trade Mix

Period ended 31 Mar 2010

Trade Mix Well Diversified To Meet Catchment Needs



Note:
1. As at 31 Mar 2010.



Marketing And Promotions

Period ended 31 Mar 2010

Chinese New Year



Easter



Ma On Shan Azalea Festival



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AEIs at City One Shatin Property

Phase 1 - Overall repositioning and upgrading at Ngan Shing Commercial Center



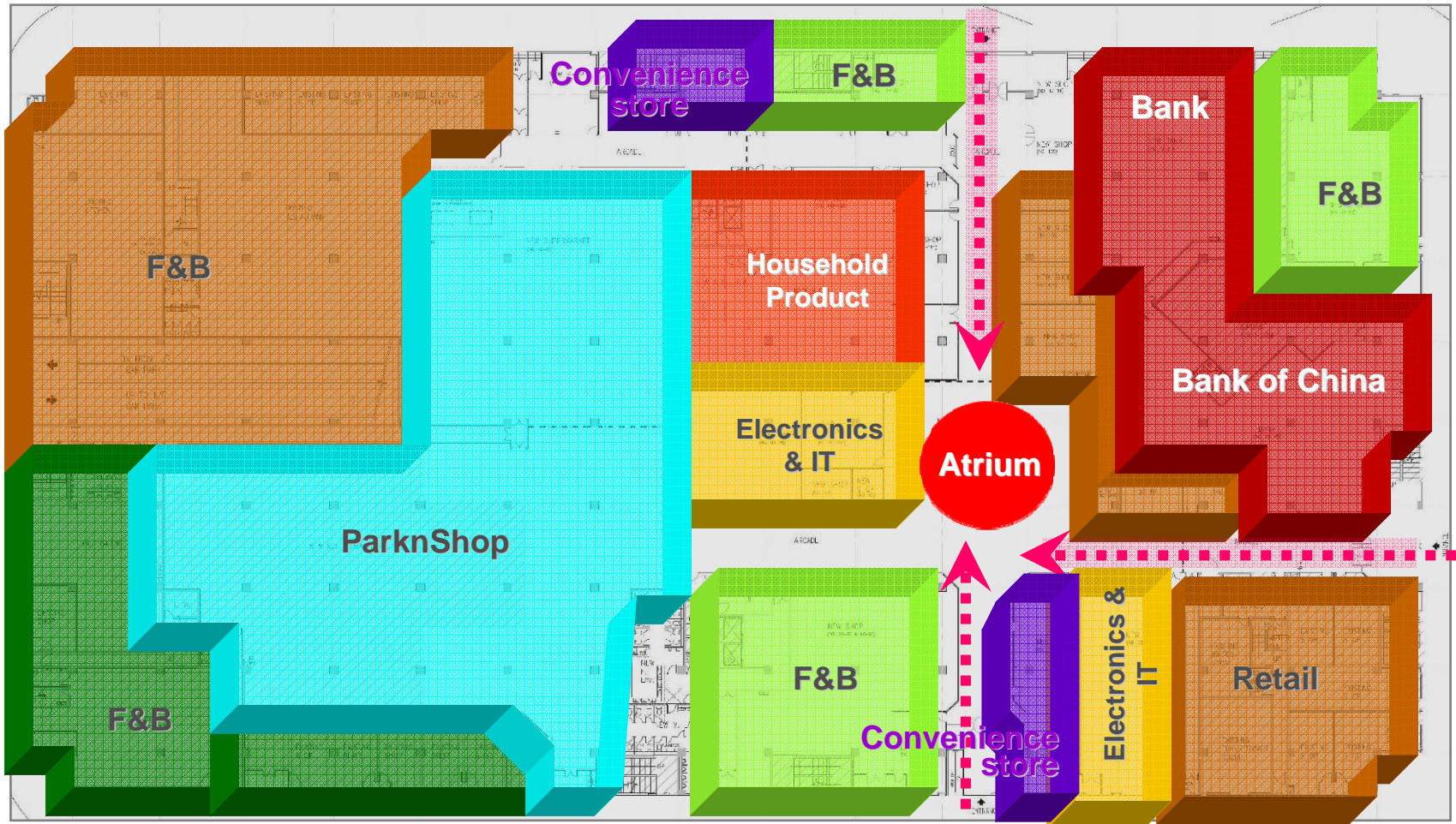
Artist impression of Ngan Shing Commercial Center

- Overall repositioning to create a new shopping image
- Include upgrading of common corridors, ceiling and flooring, reconfiguration of space and repositioning of tenant mix
- Phase 1 - G/F of Ngan Shing Commercial Centre will close down for about 3 months for full reconfiguration and expected to complete by end of 3Q10



AEIs at City One Shatin Property

Tenant repositioning after renovation at Ngan Shing Commercial Center



Proposed Layout plan of G/F Ngan Shing Commercial Center



AEIs at City One Shatin Property

About 96% of the renovated space pre-leased so far.



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Key Strategies

Focus on Stability and Sustainability



Operational

- ✓ Maintain occupancy levels at all malls
- ✓ Work closely with tenants to drive footfall and sales



Asset Enhancement

- ✓ Embark AEs to unlock asset value
- ✓ Ongoing facilities upgrading and cost saving measures



Capital Management

- ✓ A prudent approach on gearing ratio and interest cost management
- ✓ Current market may present acquisition opportunities



The Household Center



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