

Financial Results

For the six months ended 30 June 2025

5 August 2025

FORTUNE
置富產業信託 **REIT**



Go Green and Paperless with us
Scan the QR Codes for our Financial Results

Presentation



中文版簡報



Announcement



中文版公告



Fortune • Sustain

置 • 可持續



Results Overview

1H2025 Results Overview

**7.7% Annualised
Dividend Yield**

▲ **2.1% YoY**
Distributable Income
HK\$377.1M

▲ **1.0% YoY**
Interim DPU
HK\$0.1841

**Healthy
Balance Sheet**

26.2%
Gearing

50%
Fixed Rate Debt¹

**Aimed To Stabilize
Asset Performance**

95.0%
Solid Occupancy¹

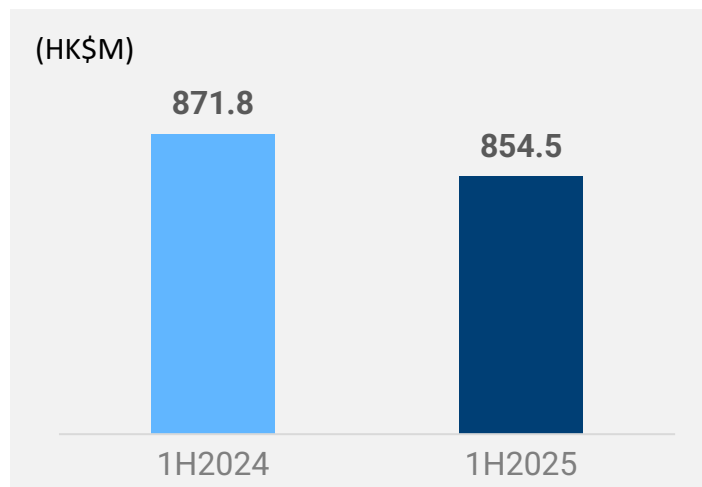
82%
High Tenant Retention

Note: | 1. As at 30 June 2025

1H2025 Financial Highlights

Significant savings in finance cost offset decline in NPI

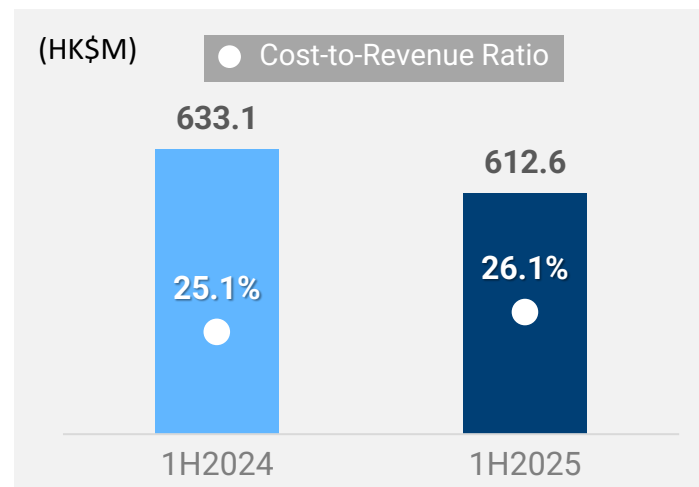
Revenue



Lower revenue due to negative rental reversion

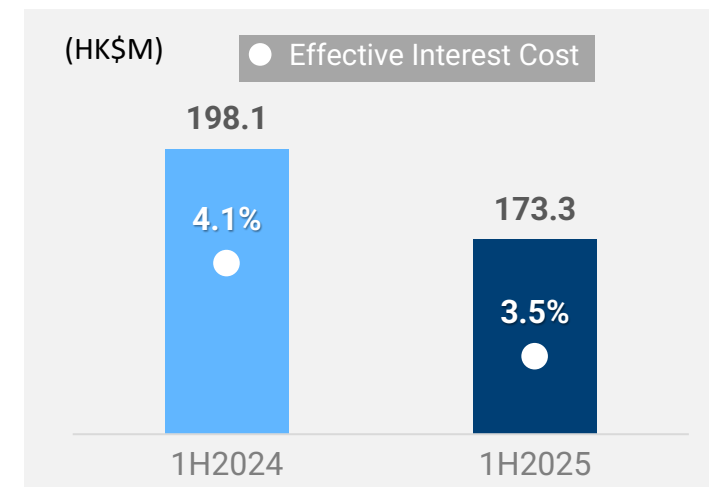
Partly offset by increased charge-out and carpark income, as well as a higher average occupancy over 1H2024

NPI



Increased OPEX due to higher staff cost and marketing costs

Finance Cost¹

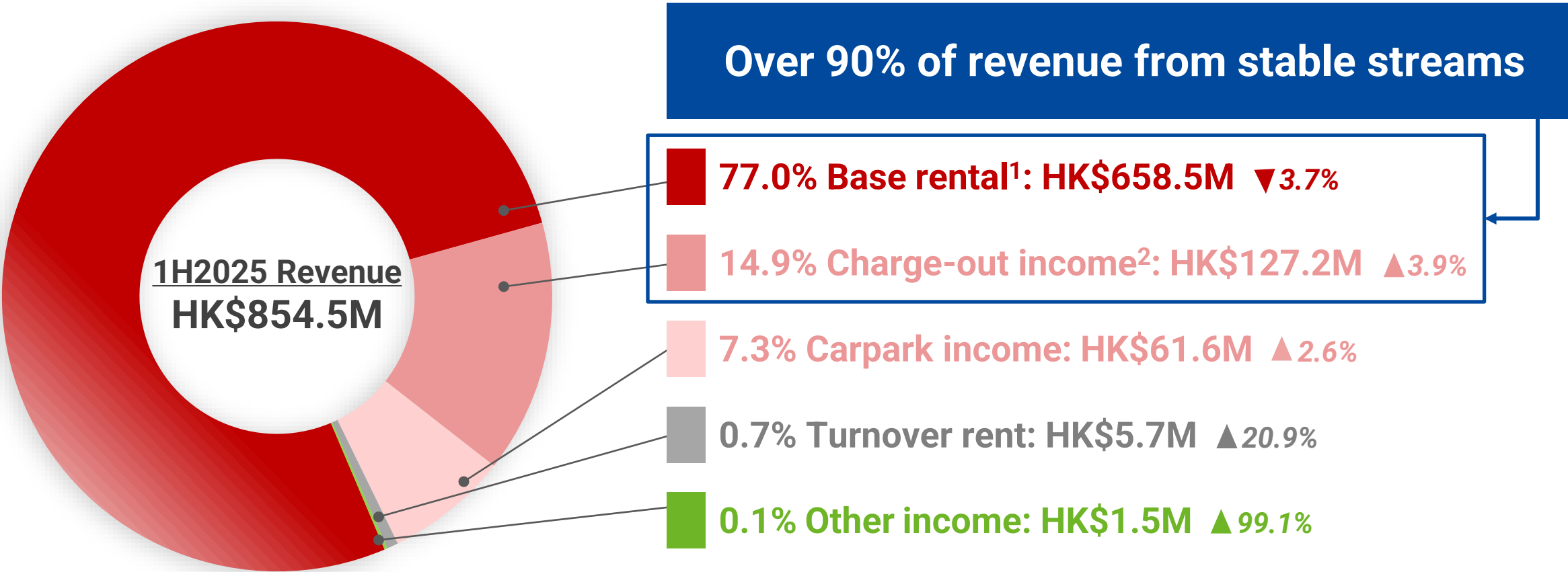


50% floating loan yielded 12.6% interest savings as HIBOR dropped sharply in 2Q2025

Additional IRS entered to maintain a 50% fixed rate hedging

Note: 1. Finance cost excludes changes in fair value of derivative financial instruments

High Base Rent Model Ensures Stable Revenue Stream



Notes: | 1. Including license income and atrium income.
2. Charge-out income includes utilities charges + management fees etc.

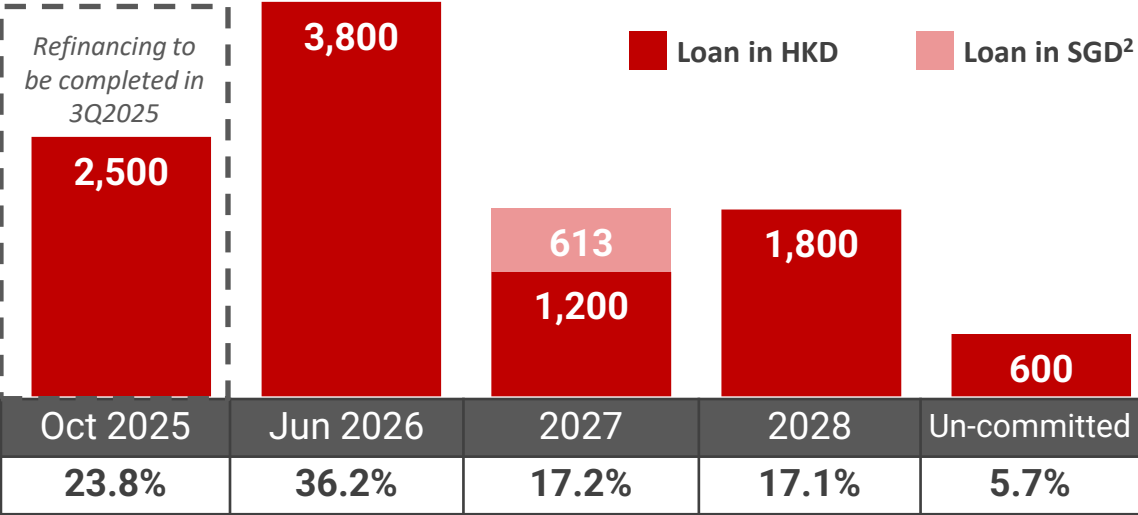
A photograph of the Fortune Metropolis building at night. The building features a large glass facade reflecting city lights and displaying interior Christmas decorations, including a tree and heart-shaped ornaments. To the left, a curved glass skyscraper rises into the sky. In the foreground, a busy street scene is visible with several buses, cars, and a pedestrian crossing. A blue banner with the text "Capital Management" is overlaid on the lower left portion of the image. On the right side, there are decorative geometric shapes in red, green, and blue with white diagonal lines.

Capital Management

Exterior of Fortune Metropolis

Prudent Debt Management

Debt Maturity Profile (HK\$M) as at 30 Jun 2025
 Total loans available HK\$10,513M; HK\$9,840M were drawn



26.2%
Gearing

3.5%
Effective borrowing cost²


1.4 yrs
Avg. debt maturity

2.3 yrs
Avg. swap maturity

3.2x
Interest coverage

50%
Interest cost hedged

 **62% Loan³**
Sustainability-linked

 **HK\$17.9B**
Debt Headroom (up to 50%)

 **100%**
Unsecured Loan

Notes:

- 1. Finance costs excluding change in fair value of derivative financial instruments
- 2. A SGD loan of S\$100M (equivalent to HK\$613M) was obtained to finance the acquisition of Stars of Kovan Property in 2022
- 3. HK\$6.1B sustainability-linked loans in total, represents 62% of total committed facilities

Stable Portfolio Valuation

Portfolio Total

HK\$**37,277M**

▼ 2.0% from Dec 2024

Hong Kong Portfolio

HK\$**36,695M**

▼ 2.2% from Dec 2024

Singapore Asset

SG\$**95M**

Remains Unchanged



NAV Per Unit

HK\$**12.67**

▼ 4.1% from Dec 2024



Per sf (G) retail

HK\$11,516 psf



Per carpark lot

HK\$783,000



Retail cap rate

4.3%



Acquisition of **Stars of Kovan** Property
in Sep 2022

Note: | As at 30 Jun 2025



Portfolio Performance

Portfolio Performance Highlights

Occupancy

95.0%

As at 30 Jun 2025



Average occupancy +0.9% compared to 1H24 as +WOO occupancy rose further to 97.1%

Maintaining occupancy remains our focus. Centre de Laguna improved to 81% with new anchor signed

Retention

82%

For 1H2025



Signed 643K sq.ft. of leases (21% of total GRA) in 1H2025

Adaptive leasing strategy to retain quality tenants while introducing retailers & F&B brands meeting the evolving market demand

Rental

Cautious

Outlook



Real estate agents saw less negative reversions amid a modest property market recovery

Supermarket hit by northbound and online competitions while presenting repositioning opportunities

A Strategic Focus on Necessity Trades

Necessity Trades



72%

By rental income

WALE



1.4 Yrs

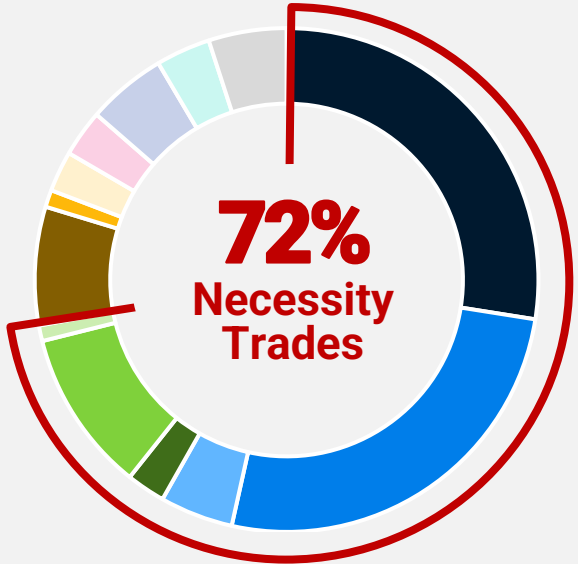
By rental income

Lease Expiry in 2H2025



629k sq.ft OR **25%** of rental

By Gross Rentable Area

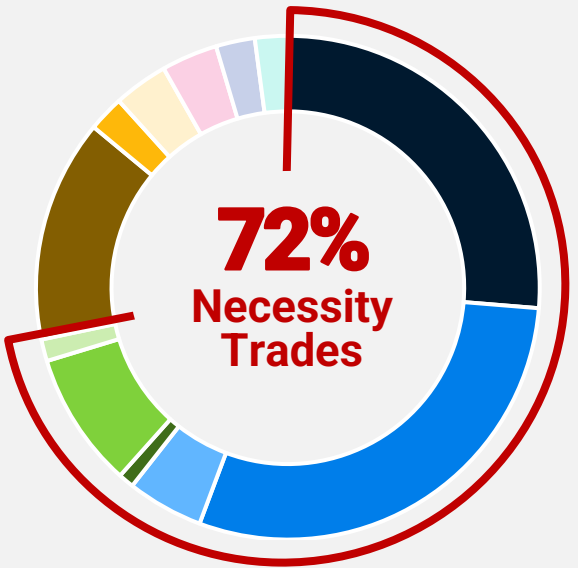


Tenant's Trade Mix













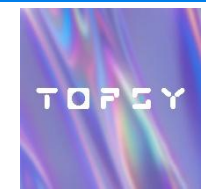








(as at 30 Jun 2025)

27.5%	Services & Education	26.3%
26.0%	Food & Beverages	29.4%
4.7%	Homewares	4.9%
2.5%	Community Services	1.0%
10.4%	Supermarkets	8.7%
1.0%	Wet Markets	1.4%
7.6%	Banking & Real Estate	14.3%
1.1%	Electronics & IT	2.3%
2.6%	Fashion & Shoes	3.5%
3.0%	Gifts, Toys & Jewellery	3.6%
5.1%	Entertainment & Sports	2.5%
3.5%	Others	2.1%
5.0%	Vacant	-

By Gross Rental Income



Trade Mix Enhancement To Meet Evolving Market Demand

 <p>Dining Excitements</p>	<p><i>New</i></p>  <p>Ramen @Fortune City One</p>	<p><i>New</i></p>  <p>Fujian Flavor @Fortune Metropolis</p>	<p><i>New</i></p>  <p>Fast Food @Metro Town</p>		<p><i>New</i></p>  <p>Japanese Shabu Shabu @Fortune City One</p>	
 <p>Wellness & Entertainment</p>	<p><i>expansion</i></p>  <p>Fitness Centres @+WOO & Centre de Laguna</p>	<p><i>New</i></p>  <p>Wellness @+WOO</p>	<p><i>New</i></p>  <p>Claw Machine Shop @Fortune Metropolis</p>		<p><i>New</i></p>  <p>Claw Machine Shop @+WOO</p>	
 <p>Services & Others</p>	<p><i>expansion</i></p>  <p>Convenience Store @Caribbean Square</p>	<p><i>New</i></p>  <p>Beauty @Caribbean Square</p>	<p><i>New</i></p>  <p>Education @Ma On Shan Plaza</p>		<p><i>New</i></p>  <p>Fashion @+WOO</p>	



Targeted Marketing

Festive Campaigns to Drive Footfall and Tenants' Sales

Chinese New Year



Festive IP Decor

Stage Events



God of Wealth Parade



Lion Dance

Easter & Spring



Festive IP Decor

Premiums Redemption



Lucky Draw



Thematic Events and Targeted Promotional Campaigns

Thematic Mall Events



Education Day – Family Carnival



TV Drama Promotion



Targeted Promotional Campaigns & Spending Rewards



Wet market promotion



Free parking promotion



F&B promotion



Movie tickets redemption



Gifts redemption



Coupons redemption

Customer Loyalty Empowered by Digital Engagements



Achievements in 1H25

▲ **49% YoY**
New members

▲ **20% YoY**
Active members

▲ **28% YoY**
Redeemed Points+

Fortune Malls APP enhances customer loyalty

Fortune+ Rewards Programme



Active presence on social platforms and KOL reels generate massive coverage



Stable Mall Traffic Despite Market Challenges



- Footfall -1.5% YoY in 1H2025, with signs of improvement emerged in May and June
- Diverse offerings & effective promotions cushioned adverse market impact
- Ongoing challenges from more frequent outbound travels by HK residents and growing competition from Chinese e-commerce giants

華都大道 Waldorf Avenue



Enhancement Initiatives

AEIs Completed at Waldorf Avenue



CAPEX
HK\$9M

Commencement
Feb 2025

Completion
Jul 2025

Occupancy
99.5% Jun 2025



Inviting entrance



Feature walls and better signages



Modernized ceiling & lighting



AEIs On Track for Completion

Laguna Plaza – Repositioning of Basement Floor



CAPEX
HK\$ **32M**

Commencement
Feb 2025

Target Completion
4Q2025

12k apartments in Laguna City & nearby



- ~26,000 sq.ft. reconfiguration to downsize a supermarket by 40% and create new F&B and retail shops
- To increase F&B proportion to ~40% of mall's GRA





Outlook & Strategies

Outlook and Strategies

Market Dynamics



- Frequent outbound travels and changing consumer behavior remain the key challenges for the retail market
- Proactive government efforts in strengthening HK as an international hub, promoting tourism and attracting talent will revive the economy and bring new energy and capital
- Lower interest rates will contribute to a more favorable business environment and boost confidence over time

Cost and Capital Management



- Cost optimization, operational efficiency initiatives and robotic solutions to ease pressure on operating expenses
- 50% loan priced on floating HIBOR will enjoy interest savings on lower HIBOR and future rate cuts
- On track to complete the refinancing for HK\$2.5B loan due in Oct 2025

Portfolio Optimization



- Adaptive and flexible leasing strategy focuses on maintaining stable occupancy, retaining quality tenants and ensuring a steady income stream
- To proactively review market trends, enhance trade mix and seek opportunities to repurpose underutilized space
- Cautious outlook for retail rental as tenants remained conservative

A photograph of a rooftop solar panel installation in an urban environment. The solar panels are dark blue and mounted on a silver metal frame, tilted towards the sun. In the background, several tall, modern apartment buildings with balconies are visible under a blue sky with scattered white clouds. To the left, there is a green metal railing and a concrete structure. The image is overlaid with a decorative graphic on the right side consisting of diagonal stripes in red, green, and blue. A blue banner with the word 'Sustainability' is positioned across the lower part of the image.

Sustainability

Solar panels on rooftop @Fortune City One

Persistent Commitments to Sustainability

85% GRA

Equipped with BMS



100%

HK assets certified as
Green Buildings



8

Fortune Malls
with EV chargers



175

Engagement hours
for CSR events in 1H2025



62%

Sustainability-linked
Loans



188 kgs of produce

Grown and donated by
Farm@Fortune in 1H2025





Appendix

Investment Highlights

HK\$9.9B

Market
Cap

HK\$37.3B

Portfolio
Valuation

HK\$12.67

NAV
per Unit

72% income

from non-discretionary
trades

MSCI index

Inclusion in World
Small Cap

Highest 5-Star

GRESB Rating



**20+ years
of proven
track record**



**A pure-play in
resilient sector of
neighborhood malls**

Note
1. As at 30 Jun 2025

Sustainability Achievements Highlights

5-Star

Highest rating in GRESB
for 4 consecutive years



1st HK REIT

Received SBTi's approval
for near-term emission reduction
target



8-Yr

in consecutive
Hang Seng Corporate
Sustainability Benchmark Index



AA-

Sustainability Rating by
Hong Kong Quality Assurance
Agency for 2 consecutive years



Low Risk

Morningstar
Sustainalytics ESG Risk
Rating



BEAM PLUS certification on wide range of aspects across the portfolio

2 Platinum

Highest rating in
Comprehensive
Scheme



1st HK Mall's Renovation

Green building certification

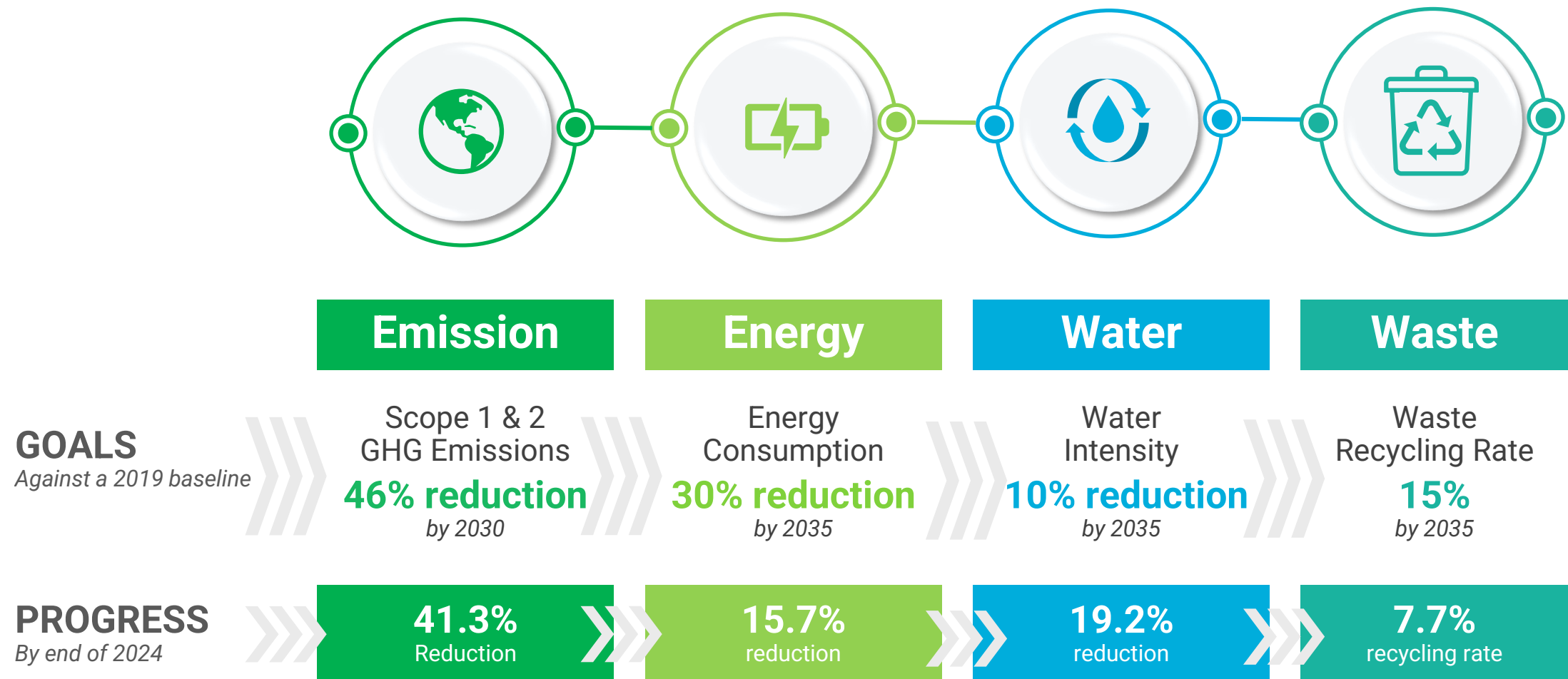


100% Excellent

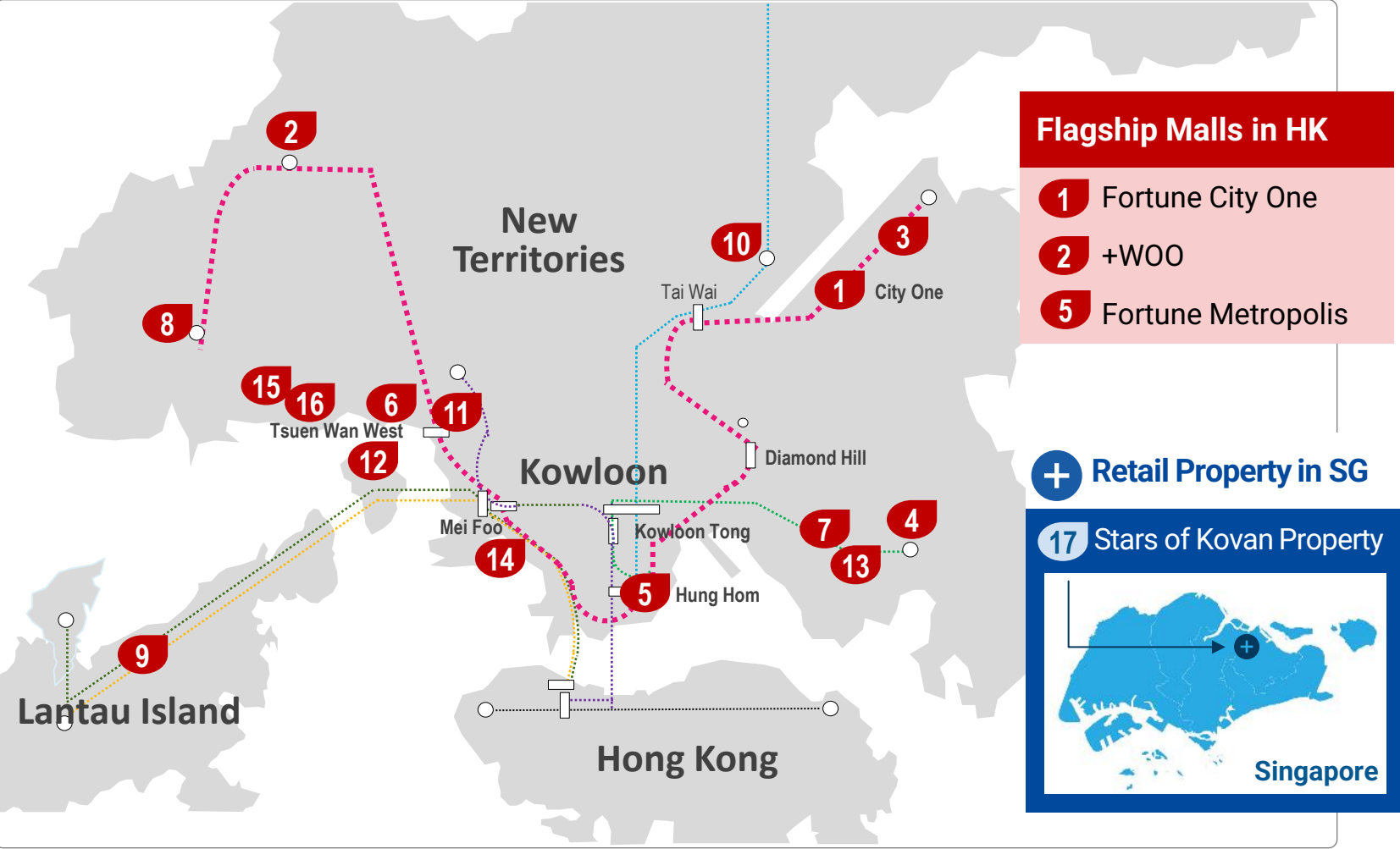
All HK malls with green
building certification
(Highest rating in
management aspect)



Long-Term Sustainability Goals



A Hong Kong-Focused Neighborhood Mall Portfolio



17 Assets

16 neighborhood malls in Hong Kong
1 suburban retail property in Singapore

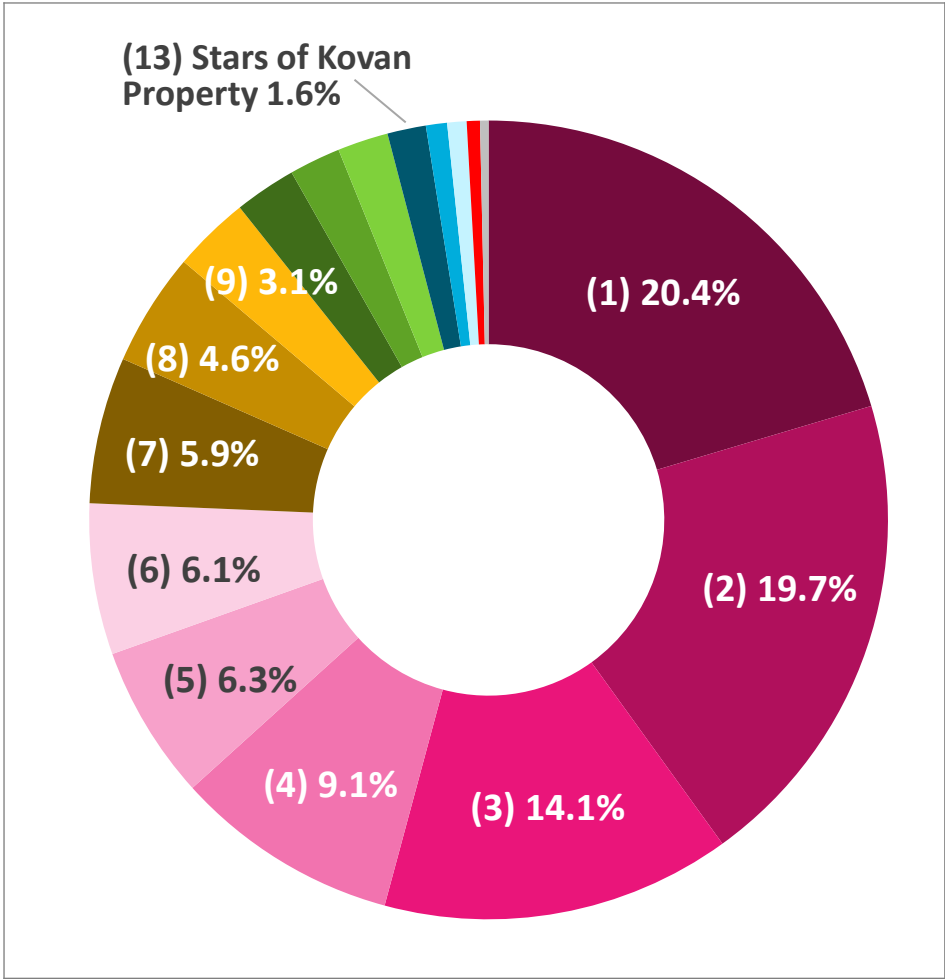
3 million sq.ft.

Total GRA

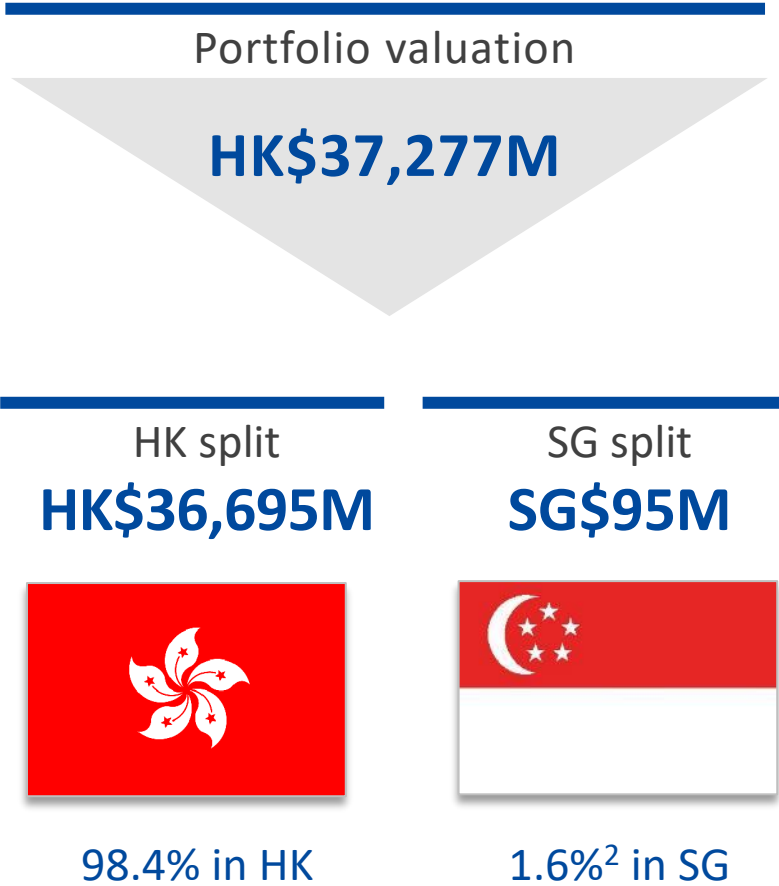
2,793 nos.

Carparking spaces

Portfolio Valuation Breakdown



Portfolio Valuation ¹ (HK\$M)		
(1)	Fortune City One	7,602
(2)	+WOO	7,325
(3)	Ma On Shan Plaza	5,274
(4)	Metro Town	3,393
(5)	Fortune Metropolis	2,333
(6)	Belvedere Square	2,279
(7)	Laguna Plaza	2,212
(8)	Waldorf Avenue	1,709
(9)	Caribbean Square	1,160
(10)	Jubilee Square	930
(11)	Tsing Yi Square	775
(12)	Smartland	766
(13)	Stars of Kovan Pty ²	582
(14)	Hampton Loft	319
(15)	Centre de Laguna	292
(16)	Lido Avenue	198
(17)	Rhine Avenue	128
Portfolio Total		37,277



Notes:

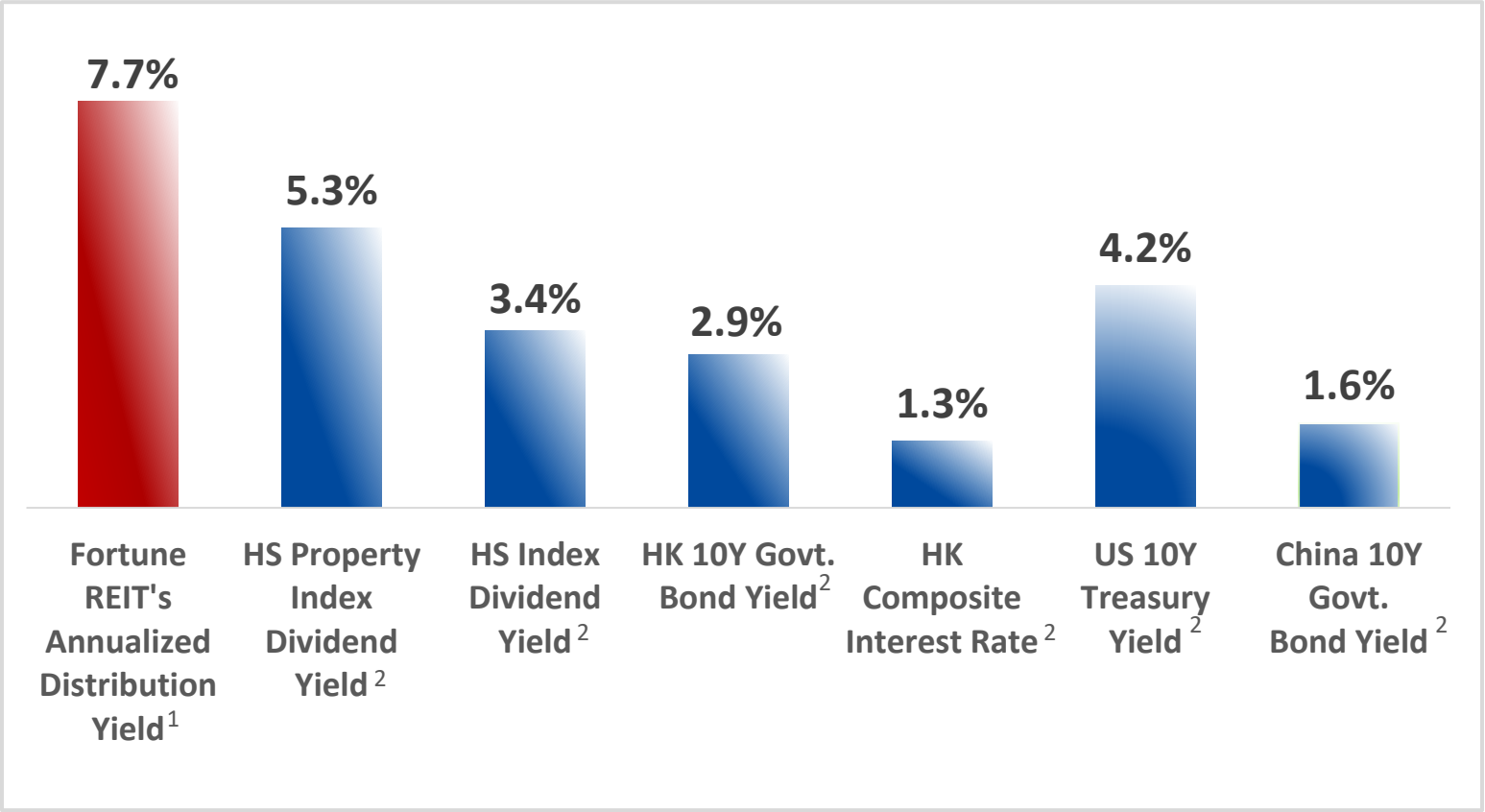
- 1. Valued by JLL as at 30 Jun 2025
- 2. Based on valuation of S\$95 million and an exchange rate of 6.13

Stable Portfolio Occupancy

Fortune REIT's portfolio	GRA(sq.ft.)	Occupancy		
		30 Jun 25	31 Dec 24	30 Jun 24
1. Fortune City One	414,469	97.0%	95.2%	97.1%
2. +WOO	665,244	97.1%	94.7%	93.4%
3. Ma On Shan Plaza	310,084	98.7%	98.2%	98.4%
4. Metro Town	180,822	98.0%	100.0%	100.0%
5. Belvedere Square	276,862	89.9%	91.0%	96.4%
6. Laguna Plaza	163,203	92.2%	97.5%	97.9%
7. Fortune Metropolis	332,168	84.6%	89.9%	87.1%
8. Waldorf Avenue	80,842	99.5%	99.5%	98.7%
9. Caribbean Square	63,018	100.0%	98.6%	100.0%
10. Jubilee Square	170,616	96.9%	96.8%	97.8%
11. Tsing Yi Square	78,836	96.4%	96.9%	90.6%
12. Smartland	123,544	96.7%	96.5%	79.7%
13. Hampton Loft	74,734	100.0%	100.0%	100.0%
14. Centre de Laguna	43,000	80.6%	66.4%	94.2%
15. Lido Avenue	9,836	100.0%	100.0%	100.0%
16. Rhine Avenue	14,604	100.0%	100.0%	100.0%
17. Stars of Kovan Property	22,638	100.0%	100.0%	100.0%
Portfolio Total	3,024,520	95.0%	95.0%	94.8%

Resilient Asset Class with Attractive Yield

An attractive distribution yield of 7.7%



Sources: Company Data, Hang Seng Indexes, Hong Kong Monetary Authority

Notes: 1. Based on the closing unit price of HK\$4.82 as at 30 Jun 2025
2. As at 30 Jun 2025

Income Statement

(1H2025)

(HK\$'M)	1H2025	1H2024	YoY%	2H2024	HoH%
Revenue	854.5	871.8	-2.0%	874.5	-2.3%
Property operating expenses	(222.9)	(219.1)	+1.7%	(235.1)	-5.2%
Manager's performance fee	(19.0)	(19.6)	-3.2%	(19.2)	-1.2%
Net property income	612.6	633.1	-3.2%	620.2	-1.2%
Manager's base fee	(56.0)	(58.1)	-3.6%	(58.1)	-3.5%
Finance costs ¹	(325.8)	(210.4)	+54.9%	(291.4)	+11.8%
Change in fair value of investment properties	(829.7)	(322.9)	N/A	(688.2)	N/A
Other items ²	(3.2)	(3.7)	-13.6%	(3.0)	+5.2%
Profit before taxation	(602.1)	38.1	N/A	(420.4)	N/A
Income tax expense	(51.3)	(74.5)	-31.2%	(62.2)	-17.5%
(Loss)/ profit for the period	(653.4)	(36.4)	N/A	(482.6)	N/A
Income available for distribution	377.1	369.5	+2.1%	353.9	+6.5%
Payout Ratio	100%	100%	-	100%	-
DPU (HK\$ cents)	18.41	18.23	+1.0%	17.36	+6.0%

Notes: 1. Include change in fair value of derivative financial instruments.
2. Include interest income and trust expenses

Balance Sheet

HK\$'000	30 Jun 2025	31 Dec 2024
Current assets	196,662	198,924
Non-current assets	37,341,414	38,260,513
Total assets	37,538,076	38,459,437
Current liabilities	7,603,687	4,310,885
Non-current liabilities	3,989,830	7,217,799
Total liabilities	11,593,517	11,528,684
Net assets	25,944,559	26,930,753
Units in issue ¹ ('000 units)	2,048,404	2,038,349

Note: 1. Include units to be issued in Jul 2025.

Gearing ratio
26.2%

Portfolio valuation
HK\$37,277M

NAV per Unit
HK\$12.67

DISTRIBUTION DETAILS

18.41 HK cents

DPU for the six months ended 30 Jun 2025



20 August 2025 (Wed)

Ex-date



21 August 2025 (Thu)

Record Date



19 September 2025 (Fri)

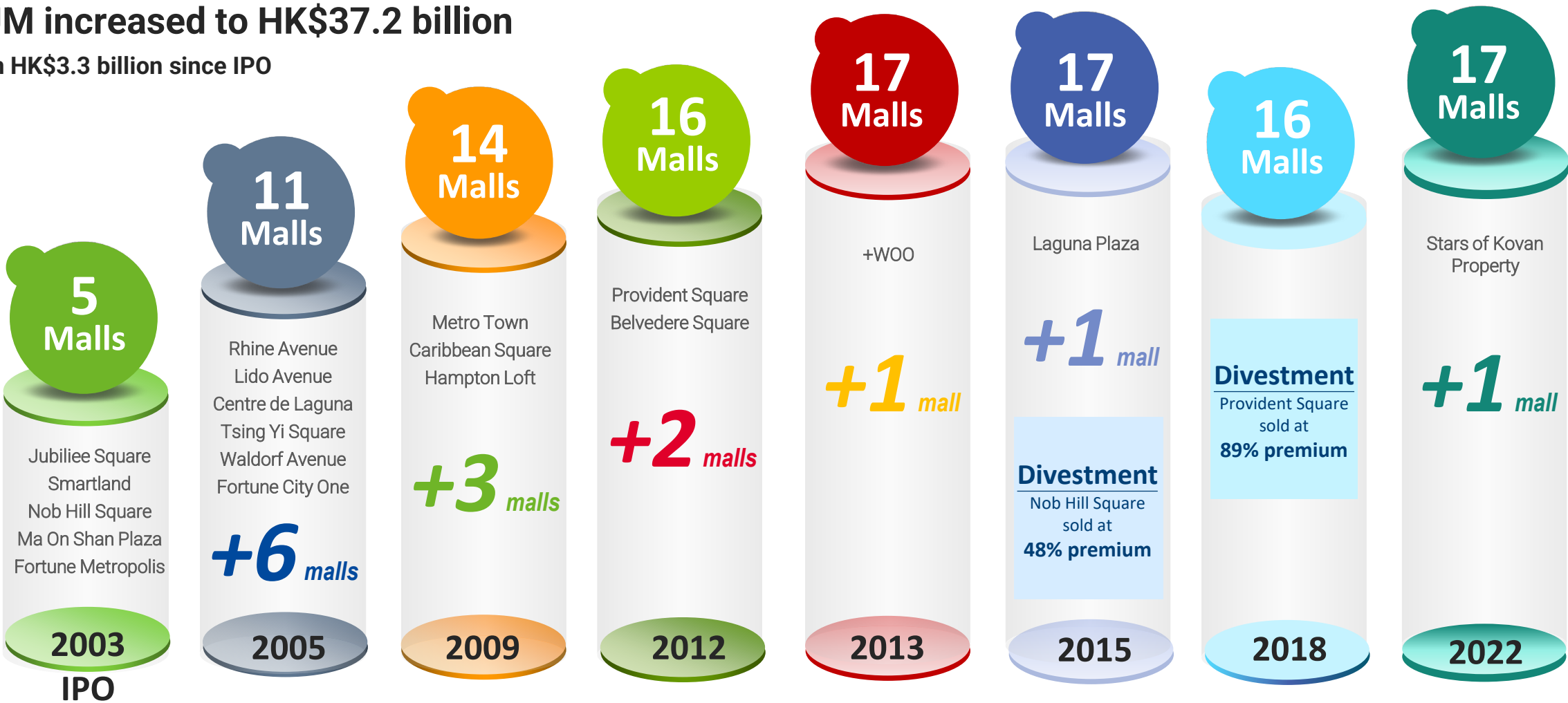
Payment Date

Acquisitions for Growth

Asset Portfolio grew >10 times in 20+ years

AUM increased to HK\$37.2 billion

from HK\$3.3 billion since IPO



Proven Track Record in AEs

Property / Enhanced Area	Completion	CAPEX (HK\$)	ROI ¹
Metro Town –10,000 sf	1Q 2023	5.3M	11%
+WOO Phase 1 – 200,000 sf	3Q 2019	150M	10.5%
Belvedere Square - 126,000 sf	4Q 2015	80M	20.3%
Ma On Shan Plaza - 59,000 sf (previously a supermarket)	4Q 2013	15M	60%
Fortune City One Market - 27,000 sf	3Q 2013	20M	>25%
Jubilee Square - 55,000 sf	2Q 2013	15M	>25%
Fortune City One - 200,000 sf	2012	100M	>25%
Fortune City One Plus - 70,000 sf	2010	30M	22%
Ma On Shan Plaza - 50,000 sf (previously a Chinese restaurant)	2011	12M	73%
Waldorf Avenue - 41,000 sf	2008	16M	87%

Note: ¹ Increase in revenue per year divided by the CAPEX spent.



AEIs at +WOO – Modernized Interior & Exterior



CAPEX
HK\$300M

Completion
July 2024

Occupancy
97.1% Jun 2025

Immediate Catchment
270K population & expanding



Enhanced ceiling aiming to save energy of main atrium



LED screen and featured ceiling



Modernized interior with more prominent shop front



Revamped entrance with new disability access

AEIs at +WOO - Upgraded Amenities



Kid's playground, engaging games and visuals



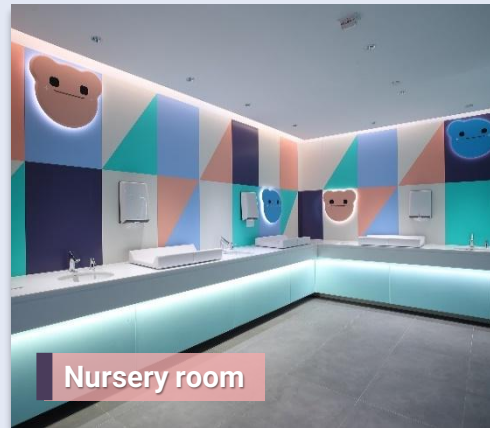
Inclusive amenities



New directory and service counter



Improved accessibility with new ramp



Nursery room



Smart toilet with digital display



Free filter water

AEIs at Metro Town



CAPEX
HK\$5.3M

Completion
Jan 2023

Return on Investment
11%

- Subdivided a 8,500 sq.ft. vacant kindergarten together with 2 adjacent shops into three shops to cater for new demand
- Introduced new F&B and household tenants
- More efficient layout with widen and more prominent shop fronts



AEIs at Belvedere Square Phase 3



CAPEX
HK\$80M

Completion
4Q2015

ROI
>20%

Enhanced offerings after AEIs



F&B



Toy Shop



Health Food

AEIs at Fortune City One



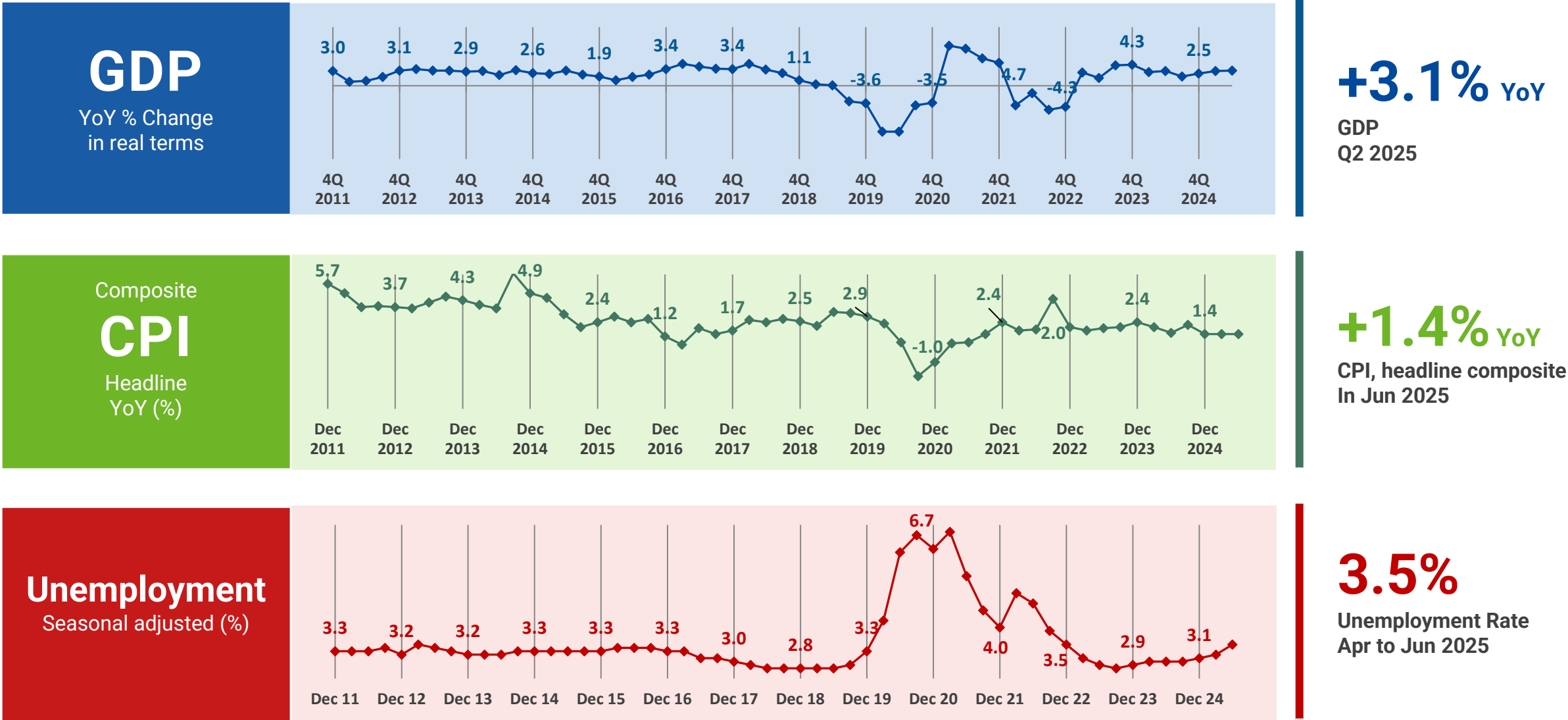
CAPEX
HK\$150M

Completion
3Q2013

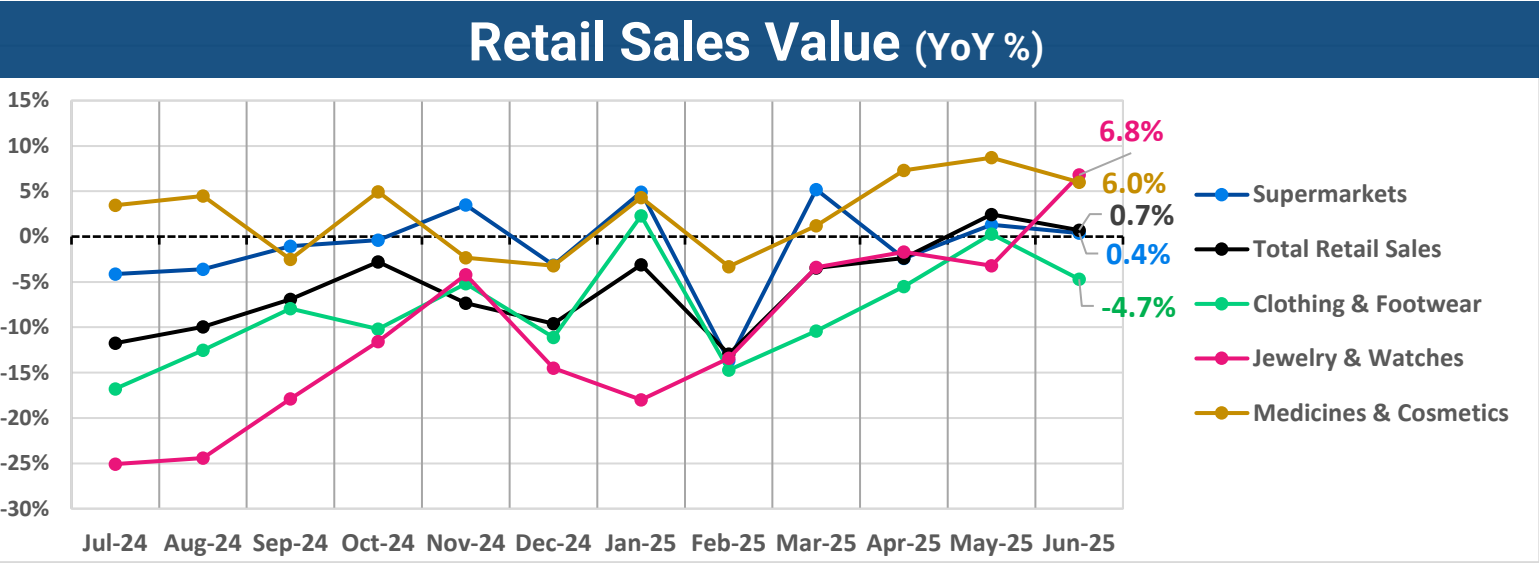
ROI
>20%



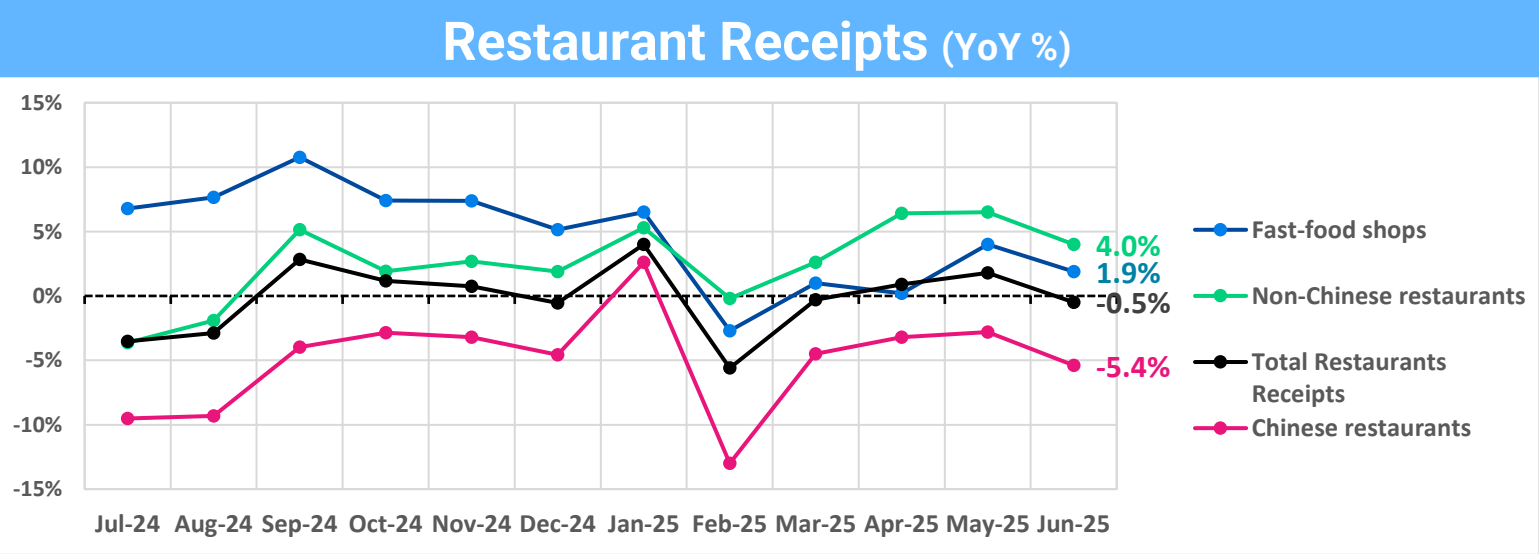
Hong Kong Economy – Macro Conditions



Hong Kong Retail Sales and Restaurant Receipts



- Total retail sales value ended a 14M slump in May due to a low base effect, recording growth of 2.4% YoY and 0.7% YoY in May and June, respectively. Overall retail sales in 1H2025 decreased by 3.3% YoY, **reaching 80% of 2018-level in Jun 2025**.
- **Supermarkets'** sales held steady and declined 0.8% YoY in 1H25, indicating resilience despite facing increasing competition.
- **Medicines & Cosmetics** grew 3.8% YoY in 1H2025 but remained 29.6% below 2018-level.
- **Jewelry & Watches** turned positive in Jun while **Clothing & Footwear** saw a narrowing single-digit YoY decline, returning to 57.2% and 65.9% of 2018-level in 1H 2025, respectively.

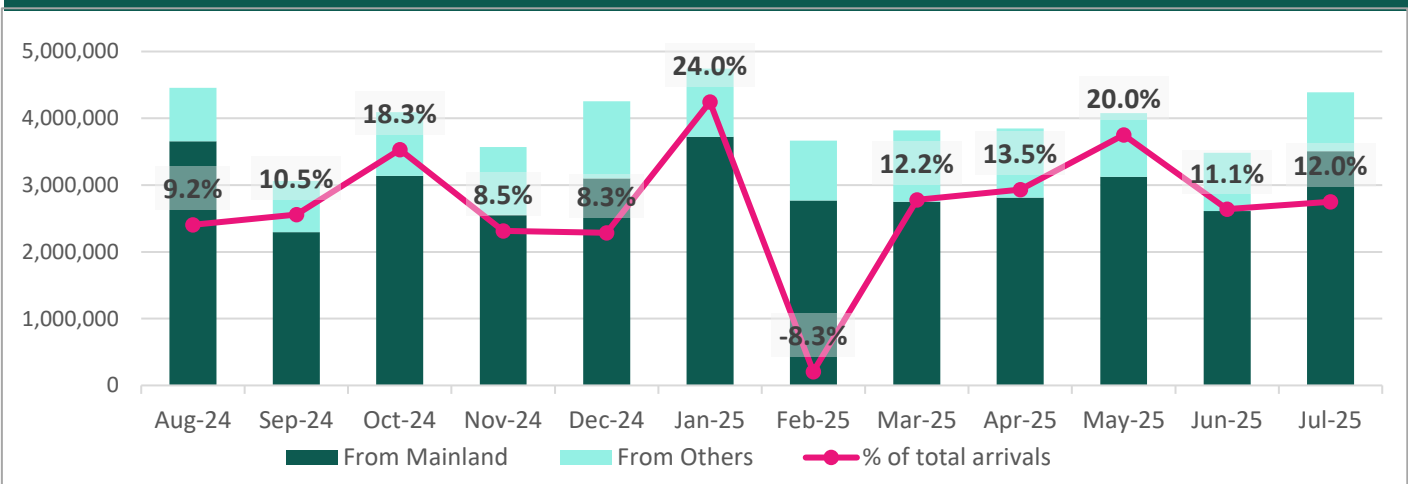


- In 1H2025, total restaurant receipts increased 0.1% YoY, with **single month receipts reaching 92.5% of Jun 2018-level in Jun 2025**.
- **Non-Chinese restaurants** (+4.0% YoY) and **Fast food shops** (+1.9% YoY) extended their growing trend from 4Q2024 in 1H2025, outperforming **Chinese restaurants** (-4.4% YoY).
- Both **fast food shops** and **Non-Chinese restaurants** exceeded 2018-level, while **Chinese restaurants** remained below pre-pandemic level, reaching only 74.1% of 2018-level in Jun 2025.

Source: | Census & Statistics Department, Hong Kong

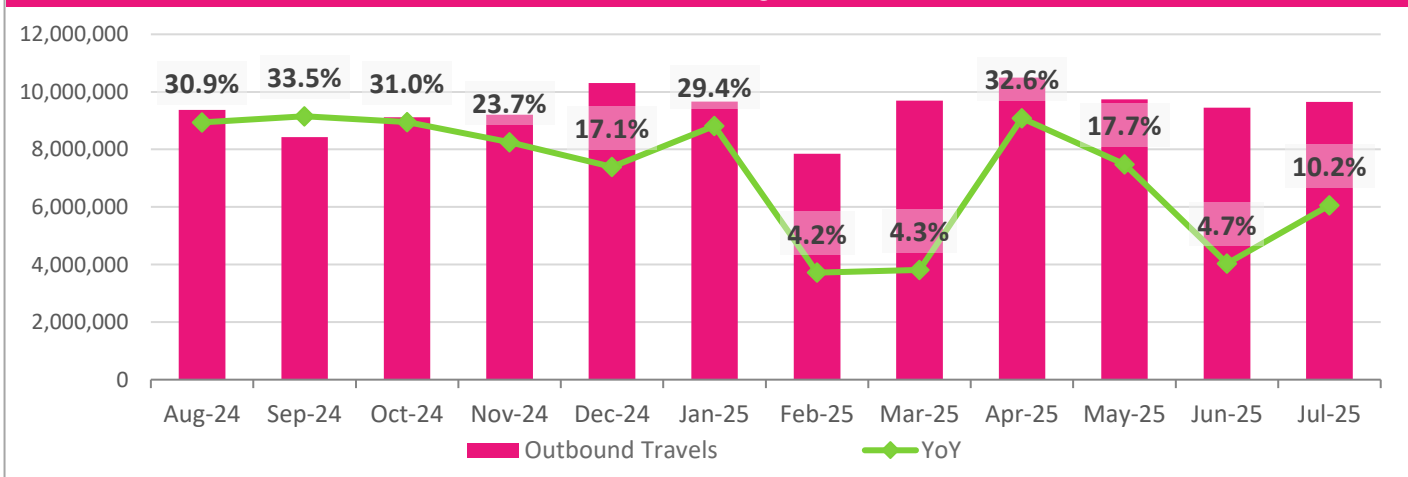
Tourist Arrivals and Outbound Travels

Inbound Tourist Arrivals



- 23.6 million tourists (i.e. an average of 3.9 million per month) visited HK in 1H2025, marking an 11.7% YoY increase. 75% came from Mainland China.
- In 2Q2025, tourist arrival was 3.8 million per month (vs 3.3 million in 2Q2024) , recovering to 74.4% of 2018 level.
- In Jul 2025, tourist arrival reached 4.4 million, marking a 12.0% YoY or 26.1 MoM increase and recovering to 80.4% of 2018 level.

Outbound Travels by HK Residents



- 56.9 million local residents (i.e. an average of 9.5 million per month) departed from HK in 1H2025, marking a 14.9%YoY increase.
- In 2Q2025, outbound travels reached 9.9 million per month, surpassing 2018 level by 26.4%.
- In Jul 2025, outbound travels reached 9.6 million, showing a 10.2% YoY or 2.1% MoM increase and surpassing 2018 level by 23.8%.

Source: Immigration Department, HKSAR Government
PartnerNet, Hong Kong Tourism Board
C&SD: HK Monthly Digest of Statistics

Singapore - Retail Market Performance

+4.3%
YoY
For 2Q2025

GDP
+4.1% YoY in 1Q2025

+1.4%
YoY
For May 2025

Retail Sales^{1,2}
+0.2% YoY in Apr 2025

12.3%
For May 2025

Online sales²

11.9% for the sub-sector of Supermarket in May 2025

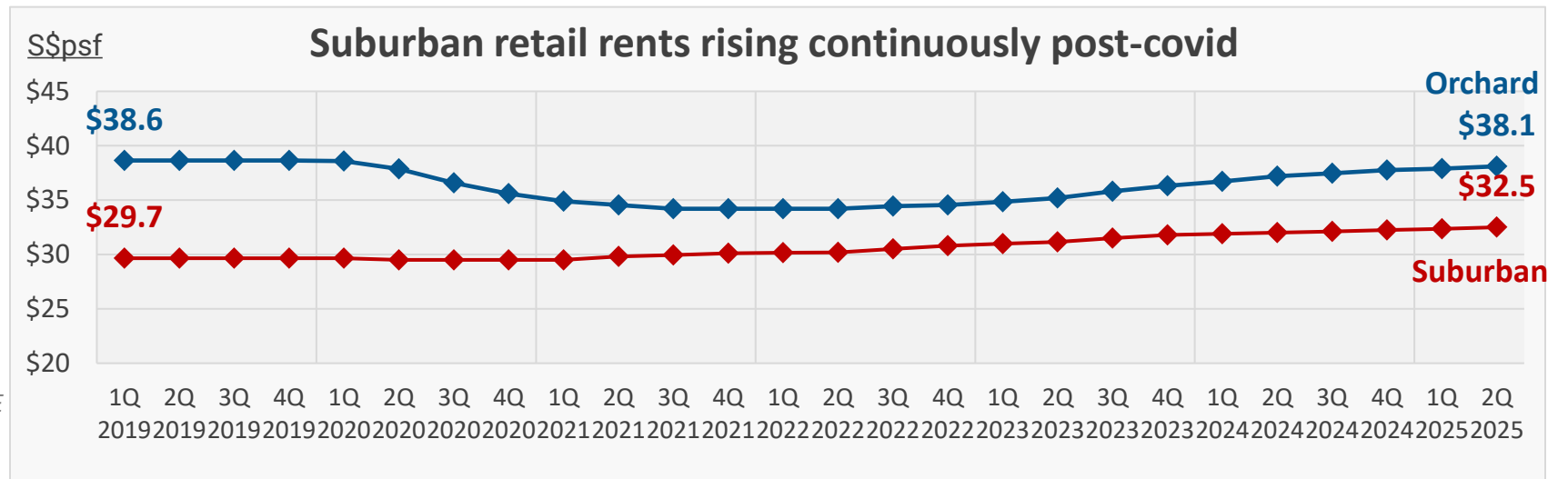
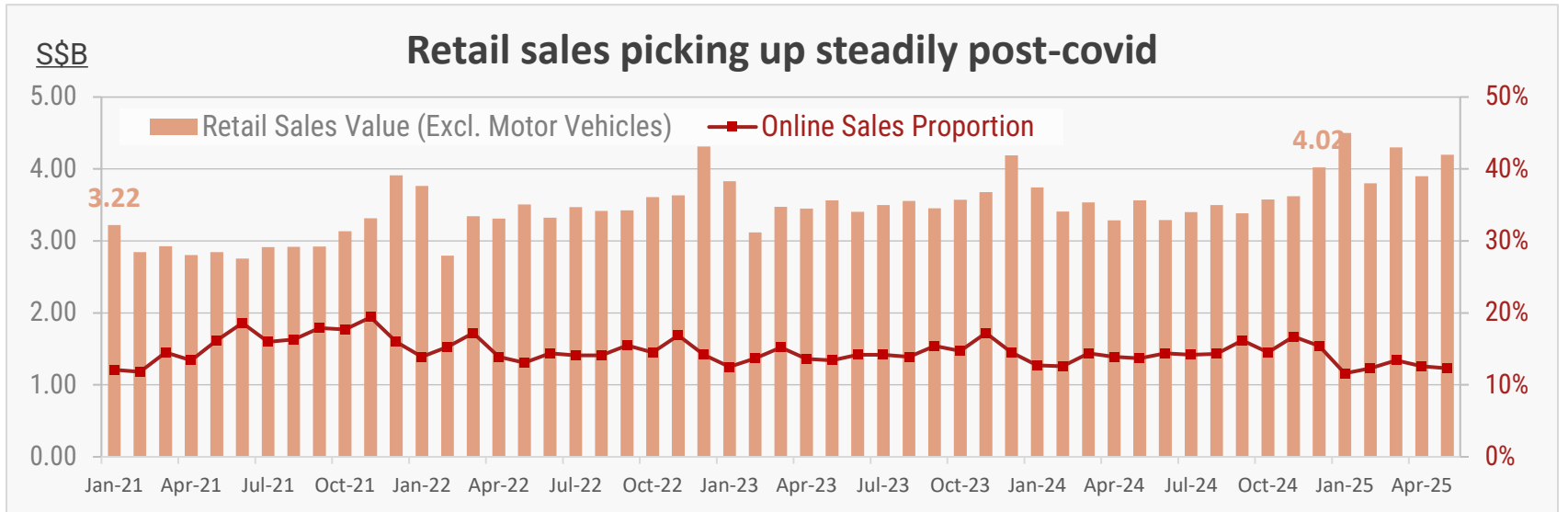
+1.6%
YoY
For 2Q2025

Suburban rent

Suburban retail rent continue to rise further

Source: SingStat, Ministry of Trade and Industry (MTI), CBRE Singapore

Note: 1. Retail Sales Value, (2017 = 100), Estimated, Monthly
2. Excluding motor vehicles



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