

## Press Release

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# Fortune REIT Signs HK\$2.5 billion Sustainability-Linked Loans

26 September 2025. ESR Asset Management (Fortune) Limited (the “Manager”), the Manager of **Fortune Real Estate Investment Trust** (“Fortune REIT”; SEHK: 778), is pleased to announce that Fortune REIT has signed HK\$2.5 billion sustainability-linked loans (“**SLLs**”) with six leading Chinese and international banks, reaffirming Fortune REIT’s commitment to sustainability while pursuing long-term growth.

The SLLs comprise a HK\$1.5 billion 5-year club loan and a HK\$1 billion 4-year bilateral loan. Both facilities are unsecured and incorporate interest rate reductions tied to the achievement of predetermined sustainability performance targets. Proceeds of the facilities will be used to refinance existing debt maturing in 2025.

As Hong Kong’s first REIT to commit to the Science Based Targets initiative (“**SBTi**”), Fortune REIT is making strong progress towards its environmental goal of reducing greenhouse gas emissions (scope 1 & 2) by 46% by 2030 (against a 2019 baseline). Targets on the SLLs are aligned with Fortune REIT’s SBTi targets, demonstrating a continued commitment to achieving these ambitious goals.

**Ms Justina Chiu, Chief Executive Officer of the Manager**, commented “This successful refinancing underscores Fortune REIT’s solid credit profile and the banking community’s continued confidence in Fortune REIT’s long-term prospects. The new facilities not only enhance our financial resilience in a dynamic market environment but also deepen our banking relationships. With a healthy gearing ratio of 26.2%, our financial position is further strengthened through extended and staggered loan maturities. Notably, 77% of our debt is now sustainability-linked, empowering us to drive responsible growth and deliver long-term value to our stakeholders.”

Fortune REIT continues to embed sustainability at the core of its business strategy. All Fortune Malls are certified green buildings under BEAM Plus, with excellent ratings for management. Remarkably, Fortune Metropolis and Ma On Shan Plaza have achieved the highest Platinum rating under the BEAM Plus Comprehensive Scheme, while our flagship neighbourhood mall, +WOO, set a citywide benchmark by receiving Hong Kong’s first BEAM Plus Interiors Gold rating for its recent renovation.

Fortune REIT’s sustainability leadership has been consistently recognized. It has earned the highest five-star rating in the Global Real Estate Sustainability Benchmark (GRESB) for four consecutive years and remains a constituent of the Hang Seng Corporate Sustainability Benchmark Index for the ninth year running.

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### The club loan facility is backed by:

- Bank of China (Hong Kong) Limited
- Crédit Industriel et Commercial, Hong Kong Branch
- Hua Xia Bank Co., Limited Hong Kong Branch
- Oversea-Chinese Banking Corporation Limited
- United Overseas Bank Limited



Ms. Justina Chiu, Chief Executive Officer of the Manager (third from the right), with bank representatives (from left to right: Bank of China (Hong Kong) Limited, Crédit Industriel et Commercial, Hong Kong Branch, Hua Xia Bank Co., Limited Hong Kong Branch, Oversea-Chinese Banking Corporation Limited and United Overseas Bank Limited) at the closing ceremony of HK\$1.5 billion sustainability-linked club loan.

### The bilateral loan facility is backed by:

- DBS Bank Ltd., Hong Kong Branch



Ms. Justina Chiu, Chief Executive Officer of the Manager (left) and the bank representative from DBS Bank Ltd., Hong Kong Branch (right) at the closing ceremony of HK\$1 billion sustainability-linked bilateral loan.

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### About Fortune REIT

Established in 2003, Fortune REIT is a real estate investment trust constituted by a trust deed (as amended, supplemented or otherwise modified from time to time). It is the first REIT to hold assets in Hong Kong and is currently listed on the Main Board of The Stock Exchange of Hong Kong Limited.

Fortune REIT currently holds a portfolio of 17 retail properties, with 16 private housing estate retail properties in Hong Kong and 1 neighbourhood mall in Singapore, comprising approximately 3 million sq. ft. of retail space and 2,793 car parking spaces. The retail properties are Fortune City One, +WOO, Ma On Shan Plaza, Metro Town, Belvedere Square, Laguna Plaza, Fortune Metropolis, Waldorf Avenue, Caribbean Square, Jubilee Square, Tsing Yi Square, Smartland, Stars of Kovan Property, Hampton Loft, Centre de Laguna, Lido Avenue and Rhine Avenue. They house tenants from diverse trade sectors such as supermarkets, food and beverage outlets, banks, real estate agencies, and education providers. Visit [www.fortunereit.com](http://www.fortunereit.com) for more information.

### About ESR Asset Management (Fortune) Limited, the Manager

Fortune REIT is managed by ESR Asset Management (Fortune) Limited, a part of ESR. ESR is a leading Asia-Pacific real asset owner and manager focused on logistics real estate, data centres, and energy infrastructure that power the digital economy and supply chain for investors, customers, and communities. Through its fully integrated real asset fund management and development platform, ESR strives to create value and growth opportunities for its global portfolio of investors. ESR offers its customers modern space solutions to realise their ambitions across Australia and New Zealand, Japan, South Korea, Greater China, Southeast Asia, and India, including a presence in Europe. ESR's purpose, Space and Investment Solutions for a Sustainable Future, drives it to manage sustainably and impactfully for the communities it serves to thrive for generations to come. Visit [www.esr.com](http://www.esr.com) for more information.

### Disclaimer

The information contained in this press release does not constitute an offer or invitation to sell or the solicitation of an offer or invitation to purchase or subscribe for Units or related financial instruments in Fortune REIT in Hong Kong or any other jurisdiction.

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