

Press Release

Fortune REIT Earned GRESB 5-Star Rating Fifth Year in a Row Ranked Top Again in Eastern Asia Listed Retail

3 October 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 achieved the highest 5-star rating in Global Real Estate Sustainability Benchmark (“**GRESB**”) assessment for the five-straight year in 2025, reaffirming its strong commitment to sustainable and responsible business practices. GRESB, a renowned global leader in Environmental, Social, and Governance (“**ESG**”) benchmarking for real estate and infrastructure investments, awards this top rating only to the leading 20% of industry performers. In addition, Fortune REIT also improved its score to 92 out of 100, exceeding last year’s performance.

Fortune REIT also continued to rank no. 1 in the Eastern Asia Listed Retail category, outperforming both the GRESB average and its peer group in all ESG areas. This sustained top-tier performance highlights Fortune REIT’s strong culture of sustainability and its commitment to integrating ESG principles throughout its business operations.

Ms Justina Chiu, Chief Executive Officer of the Manager, remarked, “Earning the GRESB five-star rating for the fifth year running and leading the East Asia Listed Retail category demonstrate our team’s commitment. Our repeated inclusion in the Hang Seng Corporate Sustainability Benchmark Index and the AA- (Sustainable) ESG rating from the Hong Kong Quality Assurance Agency motivate us to keep raising the bar. We substantially adopted the International Financial Reporting Standards S2 Climate-related Disclosures for our 2024 reporting, one year ahead of schedule, strengthening our commitment to transparency and global best practices. Looking forward, our focus remains on making real progress - accelerating decarbonization across our portfolio, fostering positive social impact, and ensuring strong governance. Through these efforts, we strive to reinforce our leadership in ESG excellence.”



G R E S B
REAL ESTATE
★★★★★ 2025

GRESB Assessments are investor-driven with the purpose of assessing and benchmarking the ESG performance of real asset sector portfolios and assets worldwide to provide standardized and validated data to the capital markets. It aims at capturing information on ESG performance and sustainability best practices for real estate and infrastructure companies, funds, and assets worldwide. In 2024, the GRESB Assessments cover 2,223 real estate entities with a USD 7 trillion of gross asset value (GAV) across 81 markets, as well as 720 infrastructure assets and 167 funds across 81 markets for a total GAV of USD 2.1 trillion.

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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 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 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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