

Press Release

Fortune REIT Signs HK\$3.8 Billion Sustainability-Linked Loans Achieving 100% Sustainability-Linked Financing Milestone

24 June 2026. 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\$3.8 billion sustainability-linked loans (“**SLLs**”) with eight leading Chinese, international and local banks. This refinancing underscores Fortune REIT’s continued commitment to sustainable capital management, while proactively managing its debt maturity profile.

The SLLs comprise a HK\$2.3 billion 3-year club loan and a HK\$1.5 billion 3-year bilateral loan. Both facilities are unsecured and feature interest rate reductions tied to the achievement of pre-defined sustainability performance targets. Proceeds will be used to refinance existing debt maturing in June 2026.

Following this refinancing, 100% of Fortune REIT’s borrowings are now sustainability-linked. This landmark milestone successfully embeds sustainability into Fortune REIT’s entire financing framework, further aligning its capital structure with long-term sustainability objectives.

Ms Justina Chiu, Chief Executive Officer of the Manager, commented “This successful refinancing underscores Fortune REIT’s strong credit profile and the banking sector’s enduring confidence in our long-term prospects. Beyond strengthening our financial resilience in a dynamic market, these new facilities broaden and deepen our institutional banking relationships. With a healthy gearing ratio of 26.9%, we remain committed to disciplined capital management and an optimized debt profile. Achieving 100% sustainability-linked financing is a defining milestone that locks our funding strategy into our sustainability priorities, ensuring we continue to deliver resilient, long-term value for our stakeholders.”

Fortune REIT continues to place sustainability at the core of its business strategy through measurable operational excellence:

- **Science-Based Climate Targets:** As Hong Kong’s first REIT committed to the Science Based Targets initiative, Fortune REIT is making solid progress toward its climate goal of reducing Scope 1 and 2 greenhouse gas emissions by 46% by 2030 (against a 2019 baseline), having achieved a 39% reduction as at the end of 2025.
- **100% Green-Certified Portfolio:** All Fortune Malls in Hong Kong are certified green buildings under BEAM Plus, achieving 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 +WOO, set a citywide benchmark as the first shopping mall in Hong Kong securing BEAM Plus Interiors Gold rating.
- **Top-Tier Global Recognition:** Fortune REIT’s sustainability efforts have consistently earned external recognition, including the highest five-star rating in the Global Real Estate Sustainability Benchmark (GRESB) for five consecutive years, and inclusion in the Hang Seng Corporate Sustainability Benchmark Index for the ninth consecutive year.

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The club loan facility is backed by:

- Bank of China (Hong Kong) Limited
- DBS Bank (Hong Kong) Limited
- Hang Seng Bank Limited
- China Construction Bank (Asia) Corporation Limited
- Dah Sing Bank, Limited
- KDB Asia Limited
- The Korea Development Bank, Hong Kong Branch



Ms. Justina Chiu, Chief Executive Officer of the Manager (fourth from the right), with bank representatives (from left to right: Dah Sing Bank, Limited, China Construction Bank (Asia) Corporation Limited, Hang Seng Bank Limited, Bank of China (Hong Kong) Limited, DBS Bank (Hong Kong) Limited, KDB Asia Limited and The Korea Development Bank, Hong Kong Branch) at the closing ceremony of HK\$2.3 billion sustainability-linked club loan.

The bilateral loan facility is backed by:

- OCBC Bank (Hong Kong) Limited



Ms. Justina Chiu, Chief Executive Officer of the Manager (left) and the bank representative from OCBC Bank (Hong Kong) Limited (right) at the closing ceremony of HK\$1.5 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 for more information.

About ESR Asset Management (Fortune) Limited, the Manager

Fortune REIT is managed by ESR Asset Management (Fortune) Limited, a part of the ESR Group (the “ESR”). ESR is a leading Asia-Pacific real asset owner and manager focused on logistics real estate and data centres 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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