FORTUNE
置富產業信託 REIT

Stock Code 股份代號：778

2026 INTERIM REPORT 中期報告

REIMAGINING POSSIBILITIES
SHAPING NEW HORIZONS
重塑可能 開拓新機遇

About Fortune REIT

Established in 2003, Fortune Real Estate Investment Trust ("**Fortune REIT**") is a real estate investment trust constituted by a trust deed (the "**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 (the "**SEHK**").

Fortune REIT holds a portfolio of 17 retail properties, with 16 private housing estate retail properties in Hong Kong and 1 neighbourhood mall in Singapore, comprising 3 million square feet ("**sq.ft.**") of retail space and 2,793 car parking spaces.

About the Manager

Fortune REIT is managed by ESR Asset Management (Fortune) Limited (the "**Manager**"), a part of the ESR Group Limited ("**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.

Our Mission

The Manager's key objective is to deliver regular and stable returns to holders of Fortune REIT units ("**Unitholders**") through proactive management of Fortune REIT's portfolio of assets and acquiring properties that generate long term benefits to Unitholders.

Contents

Financial Highlights

Revenue

HK$820.8M

Six months ended 30 June 2026

Net Property Income

HK$584.3M

Six months ended 30 June 2026

	Six months ended 30 June 2026	Six months ended 30 June 2025	% change
Revenue (HK$ million)	820.8	854.5	–3.9%
Net property income (HK$ million)	584.3	612.6	–4.6%
Income available for distribution (HK$ million)	361.8	377.1	–4.1%
Distribution per unit (“**DPU**”) (HK cents)	17.50	18.41	–4.9%
Cost-to-revenue ratio	26.6%	26.1%	+0.5%

Net Asset Value Per Unit

HK$12.21

As at 30 June 2026

Property Valuation

HK$36,667M

As at 30 June 2026

	As at 30 June 2026	As at 31 December 2025	% change
Property valuation (HK$ million)	36,667	36,524	+0.4%
Net asset value per unit (HK$)	12.21	12.22	–0.1%
Gearing ratio[(1)]	26.9%	26.9%	–

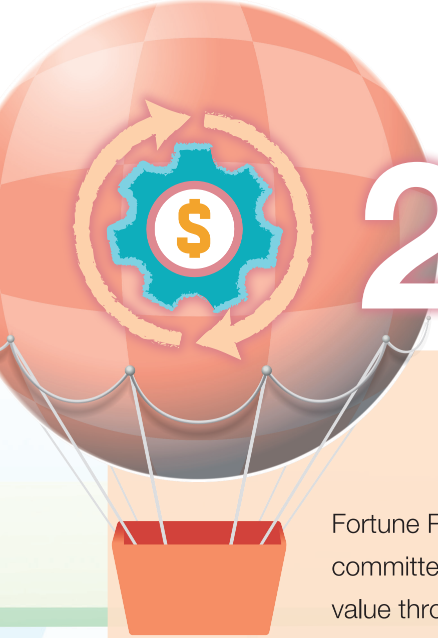
Note:

1. Gearing ratio is defined as total borrowings as a percentage of gross assets.

THREE GROWTH STRATEGIES

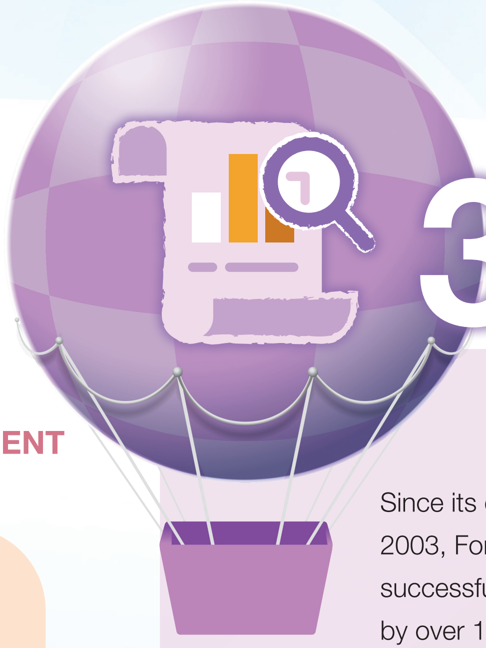
1 PROACTIVE LEASING MANAGEMENT

Fortune REIT's proactive leasing strategy continued to strengthen portfolio resilience amid an evolving retail landscape. Through adaptive leasing initiatives and ongoing trade mix refinement, we concluded 1H2026 with a healthy tenant retention rate of 82% and a six-year high portfolio occupancy of 96.4%. The portfolio has progressively rebalanced towards more resilient and service-led trades, enhancing its relevance to daily community needs while supporting long-term occupancy stability.



2 ASSET ENHANCEMENT INITIATIVES

Fortune REIT remained committed to unlocking asset value through targeted asset enhancement initiatives. These strategic investments enhance the shopping experience, drive footfall growth, and reinforce the long-term competitiveness of our portfolio. A prime example of this strategy in action is the major transformation of our flagship mall, +WOO, where post-AEI leasing momentum drove occupancy to 99.4% as of 30 June 2026 - its highest level in over a decade.



3 YIELD-ACCRETIVE ACQUISITIONS

Since its establishment in 2003, Fortune REIT has successfully grown its portfolio by over 10 times, reaching approximately HK$36.7 billion through organic growth and acquisitions, consistently delivering stable returns to our Unitholders. Fortune REIT has a strong balance sheet to navigate market challenges and will continue to enhance long-term value for Unitholders through prudent acquisitions.

Management Discussion and Analysis

FINANCIAL REVIEW

Hong Kong's retail market continued its gradual recovery in the first half of 2026, supported by sustained growth in tourism-related spending and stable demand for daily necessities. However, the operating environment remained challenging amid structural shifts, including intensified e-commerce competition, evolving consumption habits, and continued outbound travel, prompting retailers to stay cautious and accelerate business transformation.

During the six months ended 30 June 2026 (the "**Reporting Period**"), Fortune REIT reported gross revenue of HK$820.8 million, down 3.9% year-on-year (first half 2025: HK$854.5 million). The decline mainly reflected the carry-forward impact of prior-year rental adjustments and continued negative rental reversions amid the evolving retail environment, although the pace of rental adjustment moderated compared with the previous period. At the same time, improved average occupancy reflected stronger leasing momentum and underlying portfolio resilience. The impact on base rental was further cushioned by higher charge-out income, turnover rent and atrium income.

Supported by disciplined cost management, total property operating expenses, excluding the Manager's performance fee, decreased by 2.0% year-on-year to HK$218.4 million (first half 2025: HK$222.9 million). The reduction was mainly driven by lower building management expenses, reflecting savings in staff costs and service contracts, together with lower leasing commission as leasing activity normalised following a peak in lease expiries and renewals last year. These savings more than offset a modest increase in utilities expenses as warmer weather during the Reporting Period led to higher energy consumption across the portfolio. As a result, net property income for the Reporting Period amounted to HK$584.3 million (first half of 2025: HK$612.6 million), down 4.6% year-on-year, while the cost-to-revenue ratio remained broadly stable at 26.6% (first half of 2025: 26.1%).

Finance costs for the Reporting Period (excluding changes in fair value of derivative financial instruments) fell by 2.9% year-on-year to HK$168.3 million (first half of 2025: HK$173.3 million), mainly reflecting lower short-term HIBOR during the Reporting Period. The interest savings were partly offset by expiry of interest rate swap ("**IRS**") contracts and the execution of replacement hedges at higher prevailing fixed rates. Consequently, the effective borrowing cost lowered slightly to 3.4% for the Reporting Period (first half of 2025: 3.5%).

Reflecting the lower net property income, income available for distribution declined 4.1% year-on-year to HK$361.8 million for the Reporting Period (first half of 2025: HK$377.1 million). Maintaining its commitment to a 100% distribution payout ratio (first half of 2025: 100%), the interim DPU was 17.50 HK cents (first half of 2025: 18.41 HK cents), representing a decrease of 4.9% year-on-year. Based on the closing unit price of HK$4.40 as at 30 June 2026, the interim DPU implied an annualised distribution yield of 8.0%.

The interim DPU of 17.50 HK cents for the six months ended 30 June 2026 will be paid on 18 September 2026 to Unitholders whose names appear on the register of Unitholders of Fortune REIT as at 21 August 2026.

Capital Management

Fortune REIT maintained a resilient balance sheet and managed its capital structure prudently, supported by moderate leverage and proactive interest rate risk management. As at 30 June 2026, the gearing ratio stayed at a healthy level of 26.9% (31 December 2025: 26.9%), while gross liability as a percentage of gross assets remained at 31.6% (31 December 2025: 31.6%).

During the Reporting Period, Fortune REIT successfully secured HK$3,800 million of sustainability-linked loans from eight leading banks to refinance debt maturing in June 2026. The proactive refinancing enhanced the overall loan maturity profile while reinforcing our commitment to sustainable financing. Following the transaction, all of Fortune REIT's borrowings are now sustainability-linked, representing a significant milestone in fully integrating sustainability objectives into its capital structure.

In addition, certain IRS contracts expired during the first half of 2026. In view of the higher prevailing hedging cost, the Manager adopted a selective approach in entering replacement IRS contracts. As a result, the proportion of fixed-rate debt decreased to 46% as at 30 June 2026. (31 December 2025: 50%). This calibrated hedging position reflects a prudent balance between managing overall finance cost and mitigating interest rate risk amid an uncertain interest rate environment. As at 30 June 2026, total loan facilities drawn down amounted to HK$9,941.2 million (31 December 2025: HK$9,901.9 million).

Fortune REIT possesses sufficient financial resources to meet its financial commitments and working capital requirements. As at 30 June 2026, available liquidity amounted to HK$632.6 million (31 December 2025: HK$668.7 million), comprising committed but undrawn facilities of HK$523.0 million (31 December 2025: HK$603.0 million) and bank deposits of HK$109.6 million (31 December 2025: HK$65.7 million).

Net asset value per unit amounted to HK$12.21 as at 30 June 2026 (31 December 2025: HK$12.22).

Portfolio Valuation

As at 30 June 2026, the total value of Fortune REIT's investment properties increased by 0.4% to HK$36,667 million (31 December 2025: HK$36,524 million). The average capitalisation rate of the Hong Kong assets remained unchanged at 4.3%.

Jones Lang LaSalle Limited, the principal valuer, has adopted the income capitalisation approach to the valuation methodology, which is cross-referenced with a direct comparison approach.

Management Discussion and Analysis

BUSINESS REVIEW

Hong Kong's economy continued to recover during the first half of 2026, with gross domestic product rising by 5.9% and 4.3% year-on-year in the first and second quarters respectively, supported by strong external trade and improving domestic demand. The recovery momentum, however, was tempered by broader macro uncertainties. While the growth in northbound travel appeared to be moderating, outbound demand leakage and rising e-commerce penetration continued to weigh on the retail sector.

Hong Kong's total retail sales value rose for the 13 consecutive months in May 2026, bringing cumulative growth of 10.6% year-on-year for the first five months of 2026. Tourism-related sectors remained key growth drivers, while improvements across a wider range of consumption categories pointed to a gradual broadening of the retail recovery.

Amid this backdrop, the Manager remained focused on preserving portfolio resilience and revenue stability through proactive asset management and flexible leasing strategies. During the Reporting Period, leases covering 375,000 sq. ft., representing 12.4% of the total portfolio area, were secured, while the tenant retention rate remained healthy at 82%. Portfolio occupancy improved to 96.4% as at 30 June 2026, up from 95.0% a year ago. Notably, occupancy at +WOO further increased to 99.4%, reaching its highest level in over a decade, while Belvedere Square recorded a strong rebound following the introduction of a new anchor tenant.

Although portfolio rental reversion remained negative during the Reporting Period, the magnitude of decline moderated compared with the prior year, signalling early signs of rental stabilisation. By trade category, supermarkets and real estate agencies recorded narrower rental adjustments, supported by stabilising sales for supermarkets and improved market activity for real estate agencies. In contrast, Chinese restaurants and homeware retailers continued to face pressure from shifting consumption patterns, outbound spending leakage and e-commerce competition, while fast-food operators were constrained by weaker pricing power. Overall, rental adjustments during the Reporting Period reflected the Manager's flexible leasing approach, focused on tenant retention and maintaining portfolio income stability.

Refining Trade Mix to Strengthen Portfolio Resilience

Fortune Malls have long been anchored by non-discretionary and community-oriented trades serving the daily needs of local residents. At the same time, structural shifts in the retail market call for measured trade-mix refinement to capture emerging opportunities and strengthen income resilience. This is reflected in the growing importance of F&B, services & education, and wellness & entertainment, whose combined rental contribution increased to approximately 60.0%, from 50% a few years ago, with the three categories contributing 29.7%, 26.9% and 3.4%, respectively. Besides F&B, services & education remained a key pillar of the portfolio's strength, supported by recurring neighbourhood demand for learning, enrichment and essential services, while wellness & entertainment continued to expand as an emerging lifestyle segment. The evolving trade mix reflects a gradual rebalancing toward more resilient, service-led and lifestyle-oriented trades, while preserving the portfolio's non-discretionary foundation and supporting customer traffic, in-mall experience and rental sustainability across Fortune Malls.

Food and Beverage

As the largest rental income contributor among all trade categories, F&B plays an important role in sustaining everyday relevance across Fortune Malls. To capture evolving dining preferences, Fortune Malls introduced a curated selection of popular F&B concepts during the Reporting Period. These included well-known Mainland brands such as **Xiao Noodles (遇見小麵)** and **Luckin Coffee (瑞幸咖啡)**, the well-received beverage brand **Wanpo Teashop (萬波島嶼紅茶)** and established ramen chain **Ajisen Ramen (味千拉麵)**. At Fortune Metropolis, the culinary mix was further broadened with the Halal-certified **IS Burgers & Wraps** and **You Gan Mala Tang (有間麻辣燙)**, catering to diverse neighbourhood demographics and growing popularity for broader dining options.

Wellness and Experiential Lifestyle

Wellness & entertainment trades expanded their footprint by a further 11.4% in the first half of 2026, increasing their rental contribution to 3.4% and reinforcing their role as an emerging growth segment within the portfolio. Wellness options were strengthened with the addition of **Snap Fitness** and **SG Pilates**, while experiential entertainment offerings were enriched with a new **Jumpin Gym (冒險樂園)**, boutique claw machine shops, and pachinko arcades. At Laguna Plaza, **AEON Mono Mono** was introduced following the completion of its basement renovation, injecting fresh retail vibrancy to the mall and offering shoppers a broader selection of lifestyle merchandise.

Targeted Promotional Campaigns to Engage Customers and Support Sales

Fortune Malls continued to deploy a broad mix of seasonal campaigns, family-oriented activities, recreational offerings and tactical incentives to enhance customer engagement, drive footfall and support tenant sales.

Management Discussion and Analysis

IP-led Seasonal Campaigns

In the first half of 2026, two major seasonal campaigns anchored by high-profile IP collaborations were launched, namely **Fortune Malls X SHO-CHAN "Place Your Shine" Chinese New Year Celebration (置富Malls x SHO-CHAN置『燦』你迎新春)** and **Fortune Malls X Capybara PIMOO CAPY Captain "Chill in Charge" (置富 Malls x Capybara PIMOO CAPY 豚長 Chill in Charge)** during the Easter and spring seasons. Featuring immersive themed installations and photo-worthy setting, these campaigns helped create engaging and highly shareable experiences for shoppers and visitors.

Recreational and Incentives-led Engagement

To broaden customer appeal beyond seasonal promotions, Fortune Malls also collaborated with tenants to host family-oriented and sports-themed events, including the "**Fortune Fun Playground (置Fun遊樂園)**" and the "**+WOO Fun Fit (+WOO Fun Fit狂賞活樂遊)**", strengthening engagement with families and young customers. Trend-driven recreational offerings were also introduced, including a new pickleball court at Fortune City One, and dedicated Beyblade battle zones across six malls, enriching leisure experience within the portfolio. These experiential initiatives were complemented by tactical customer incentives, including free parking promotions, spending rewards, and coupon redemptions — to encourage repeat visits and stimulate spending.

The Fortune Malls APP continued to serve as a vital tool for customer retention and loyalty building. During the Reporting Period, APP membership grew by 7% year-on-year, with a 9% increase in active members. Reflecting sustained customer stickiness, registered spending redemption also rose by 16%, validating the effectiveness of the Fortune+ loyalty programme in driving traffic and spending across the portfolio.

Driven by a diverse tenant mix and effective promotional initiatives, portfolio footfall recorded a year-on-year improvement of 1.4%, while hourly carpark traffic grew by 3.6% year-on-year in the first half of 2026.

OUTLOOK

Looking ahead, Hong Kong's retail market is expected to continue its gradual recovery, supported by improving consumer sentiment and tourism-related spending. However, the operating environment is likely to remain competitive as e-commerce penetration, outbound spending leakage and evolving consumer preferences continue to reshape retail demand. In this environment, the Manager will remain focused on maintaining high portfolio occupancy and refining the tenant mix towards more service-led and lifestyle-oriented offerings that align with neighbourhood needs.

The Manager will stay agile and disciplined in navigating market transformation. Digital innovation initiatives and automated property technologies will continue to be leveraged to enhance operational efficiency, optimise cost structures and support portfolio performance. Together with prudent cost control and disciplined capital allocation, these efforts are expected to safeguard Fortune REIT's portfolio resilience and support sustainable value creation for Unitholders.

Corporate Governance

With the objective of establishing and maintaining high standards of corporate governance, the board (the "**Board**") of directors (the "**Director(s)**") of ESR Asset Management (Fortune) Limited (the "**Manager**") has established a corporate governance framework with internal controls, systems, policies and procedures in place to promote the operation of Fortune Real Estate Investment Trust ("**Fortune REIT**") in an accountable and transparent manner and with built-in checks and balances to ensure compliance with relevant regulations.

REGULATORY FRAMEWORK AND CORPORATE GOVERNANCE

Fortune REIT is a real estate investment trust listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "**SEHK**"). Fortune REIT and/or the Manager are subject to the applicable laws, rules and regulations in Hong Kong (the "**Applicable Rules**"), including the mandatory disclosure requirements and code provisions set out in the Corporate Governance Code (the "**Corporate Governance Code**") contained in Appendix C1 to the Rules Governing the Listing of Securities on the SEHK (the "**Listing Rules**"). The Manager has adopted a compliance manual (the "**Compliance Manual**") which sets out the key processes, systems, measures, and certain corporate governance policies and procedures applicable for governing the management and operation of Fortune REIT and for compliance with the Applicable Rules. For further details, please refer to the Corporate Governance Report in Annual Report 2025 of Fortune REIT.

COMPLIANCE CONFIRMATIONS

The Board confirms that Fortune REIT and the Manager have complied with the Code on Real Estate Investment Trusts (the "**REIT Code**"), the Securities and Futures Ordinance, the Listing Rules, the Trust Deed as well as in material respects complied with the provisions of the Compliance Manual. The Board also confirms that Fortune REIT and the Manager have adhered to the mandatory disclosure requirements and code provisions set out in the Corporate Governance Code which are applicable to Fortune REIT and/or the Manager throughout the six months ended 30 June 2026 (the "**Reporting Period**") and have provided explanations in cases of deviations (if any) in this report.

During the Reporting Period, there were no amendments to the Trust Deed and the Compliance Manual.

Corporate Governance

BOARD OF DIRECTORS OF THE MANAGER

The Board is responsible for corporate governance and the overall management of the Manager including establishing goals for Management and monitoring the achievement of these goals. All Board members participate in matters relating to corporate governance, business operations and risks, environment, social and governance, financial performance and the appointment, reappointment and removal of the Directors. The Board has established a corporate governance framework for the management of Fortune REIT and the Manager, including a system of internal controls and business risk management processes. The Board has set the vision, mission and values of Fortune REIT which are instilled within the culture of the Manager. Directors have shaped and promoted the culture of the Manager through leading by example, acting with integrity and providing supervision to ensure that the values of acting lawfully, ethnically and responsibly are echoed throughout Fortune REIT and the Manager's operations.

The Board presently comprises nine members, eight of whom are Non-Executive Directors ("**NEDs**"). Four of the NEDs are Independent Non-Executive Directors ("**INED(s)**"). The positions of Chairman and Chief Executive Officer are held by two different persons in order to maintain an effective segregation of duties. During the Reporting Period, Mr. Ho Edmund ("**Mr. Ho**") was appointed as an INED with effect from 1 January 2026. Mr. Ho has obtained legal advice pursuant to Rule 3.09D of the Listing Rules on 29 December 2025 whereby an external legal adviser provided legal advice on Hong Kong law and regulation as regards to the requirements of the REIT Code and the Listing Rules, and his obligations as a Director. Mr. Ho has confirmed that he understood his obligations as a Director. The Manager will work with Mr. Ho to complete the required training to fulfil the new director training requirement under Rule 3.09H of the Listing Rules.

The Board meets to review the Manager's key activities. Board meetings are held once every quarter (or more often if necessary) to discuss and review the objectives, strategies and policies of Fortune REIT, including any significant acquisitions and disposals, annual budget, financial performance of Fortune REIT and to approve the release of the financial results. The Board also reviews the risks to Fortune REIT's assets, and acts upon any comments from the auditor of Fortune REIT (the "**Auditor**"). Ad-hoc Board meetings will be held, as and when necessary, to address significant transactions or issues that may arise in between scheduled meetings. In lieu of physical or virtual meetings, written resolutions may also be circulated for approval by the Board.

The Board is assisted by the Audit Committee, the Disclosures Committee, the Designated Committee and the Nomination Committee. Each of these Board Committees reports back to the Board and have their own terms of reference, which have been approved by the Board and reviewed from time-to-time. In addition, to aid the Board with operational matters, working committees such as the Sustainability Committee and the Risk Management Committee have been established to assist the Board with sustainability efforts and risk management relating to Fortune REIT. The roles of each aforesaid Board Committees are:

— The role of the Audit Committee is to, among other things, safeguard the assets of the Manager and Fortune REIT, assist the Board with discharging its responsibility in maintaining adequate accounting records, develop, maintain and review the effectiveness of the financial reporting systems, internal controls and risk management systems and the internal audit function, ensure integrity of financial statements and provide arrangements whereby concerns on financial improprieties or other matters raised by "whistle blowers" are investigated and appropriate follow-up action taken. The Audit Committee also, among other things, monitors the procedures established to regulate transactions with "connected person" (as defined in the REIT Code).

— The role of the Disclosures Committee is to assist the Board, among other things, in reviewing matters relating to the disclosure of information to the holders of Fortune REIT units and public announcements.

— The role of the Designated Committee is to assist the Board, among other things, in reviewing matters relating to hedging strategies, financing and refinancing arrangements and transactions involving derivative instruments for hedging purposes.

— The role of the Nomination Committee is to assist the Board, among other things, in maintaining a skills matrix of the Board and reviewing the structure, size and composition (including the perspectives, skills, diversity, knowledge and experience) of the Board, including appointment of Directors, assessing the independence of the INEDs, reviewing Board diversity policy of the Manager, assessing each Director's time commitment and contribution to the Board and supporting the regular evaluation of the performance of the Board.

Corporate Governance

COMPLIANCE WITH THE UNIT DEALING CODE

The Manager has adopted the Code Governing Dealings in Units by Directors or the Manager (the "**Units Dealing Code**") governing dealings in the securities of Fortune REIT by the Directors, the Manager and senior executives, officers or other employees of the Manager (collectively, the "**Management Persons**") on terms no less exacting than the required standards of the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix C3 to the Listing Rules. Specific enquiry has been made with the Management Persons, who confirmed that they have complied with the required standard set out in the Units Dealing Code during the Reporting Period.

CHANGES OF DIRECTORS' INFORMATION

Subsequent to publication of the Annual Report 2025 of Fortune REIT, the Manager received the following notification regarding the changes of Directors' information during the Reporting Period:

— Ms. Eirene Yeung completed the term for serving on the Main Board and GEM Listing Review Committees of the Stock Exchange of Hong Kong Limited on 10 July 2026.

REVIEW OF INTERIM REPORT

The interim report of Fortune REIT for the Reporting Period has been reviewed by the Audit Committee and the Disclosures Committee, and approved by the Board. The interim financial statements have also been reviewed by the Auditor, in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by International Auditing and Assurance Standards Board.

Other Information

EMPLOYEES

Fortune REIT is managed by the Manager and does not employ any staff itself.

NEW UNITS ISSUED

As at 30 June 2026, the total number of issued units of Fortune REIT was 2,061,863,730. A total of 9,003,192 new units were issued during the Reporting Period in the following manner:

- On 9 January 2026, 4,518,257 new units were issued to the Manager at the price of HK$4.89 per unit (being ascribed in the Trust Deed) as payment 80% of the Manager's base fee of approximately HK$22.1 million payable by Fortune REIT for the period from 1 October 2025 to 31 December 2025.

- On 2 April 2026, 4,484,935 new units were issued to the Manager at the price of HK$4.82 per unit (being ascribed in the Trust Deed) as payment 80% of the Manager's base fee of approximately HK$21.6 million payable by Fortune REIT for the period from 1 January 2026 to 31 March 2026.

REPURCHASE, SALE OR REDEMPTION OF UNITS

During the Reporting Period, other than the disposal of 6,678,000 units by the Manager, there was no repurchase, sale or redemption of the units of Fortune REIT by Fortune REIT or its subsidiaries.

PUBLIC FLOAT

As far as the Manager is aware, more than 25% of the issued and outstanding units of Fortune REIT were held in public hands as at 30 June 2026.

Disclosure of Interests

UNIT CAPITAL

The total number of issued units as at 30 June 2026 is 2,061,863,730 units.

HOLDINGS OF SUBSTANTIAL UNITHOLDERS

As at 30 June 2026, each of the following persons was considered a "substantial holder", and hence a "connected person" of Fortune REIT, for the purpose of the REIT Code:

Name	Direct interest		Deemed interest	
	Number of Units Held Long Position	Percentage of Unit Holdings	Number of Units Held Long Position	Percentage of Unit Holdings
Focus Eagle Investments Limited ("**Focus Eagle**")[1]	413,074,684	20.03%	–	–
CK Asset Holdings Limited ("**CK Asset**")[1]	–	–	525,630,684	25.49%

Note:

1. CK Asset was deemed to hold 525,630,684 units, of which: (i) 413,074,684 units were held by Focus Eagle; and (ii) 112,556,000 units were held by Ballston Profits Limited. Focus Eagle and Ballston Profits Limited were indirect wholly-owned subsidiaries of CK Asset.

INTERESTS OF THE MANAGER

As at 30 June 2026, the Manager held 78,379,800 units, or approximately 3.80% of the issued units of Fortune REIT.

INTERESTS OF THE DIRECTORS

As of 30 June 2026, none of the directors of the Manager held any beneficial interest in any unit of Fortune REIT.

HOLDINGS OF THE OTHER CONNECTED PERSONS

HSBC Group[1], being the Trustee Connected Persons of Fortune REIT, did not hold any beneficial interest in any unit of Fortune REIT as at 30 June 2026. Associates of the Trustee were beneficially interested in 573,248 units as at 30 June 2026.

Save as disclosed above, the Manager is not aware of any connected persons (as defined under the REIT Code) of Fortune REIT holding any units of Fortune REIT as at 30 June 2026.

To the best knowledge of the Manager and save as disclosed, the following sets out changes in the beneficial interest of certain connected persons of Fortune REIT, in compliance with paragraph 8.2(a) of the REIT Code, by reference to comparison of their respective beneficial interests as at 30 June 2026 and 31 December 2025:

(a) The Manager was beneficially interested in 78,379,800 units as at 30 June 2026 and 76,054,608 units as at 31 December 2025; and

(b) HSBC Group did not hold any beneficial interest in any units as at 30 June 2026 and 31 December 2025.

Note:

1. HSBC Group means The Hongkong and Shanghai Banking Corporation Limited ("**HSBC**") and its subsidiaries and unless otherwise expressly stated herein, excludes the Trustee and its proprietary subsidiaries (being the subsidiaries of the Trustee but excluding those subsidiaries formed in its capacity as the trustee of Fortune REIT). Specifically, HSBC Group includes Hang Seng Bank Limited and its subsidiaries.

Connected Party Transactions

Set out below is the information in respect of the connected party transactions involving Fortune REIT and its connected persons as defined in paragraph 8.1 of the REIT Code:

CONNECTED PARTY TRANSACTIONS — INCOME

Save as disclosed under the section headed "Connected Party Transactions with the Trustee Connected Persons", the following table sets forth information on all connected party transactions from which Fortune REIT derived its income during the Reporting Period:

Name of Connected Party	Relationship with Fortune REIT	Nature of the Connected Party Transaction	Income for the six months ended 30 June 2026 HK$'000	Rental deposit received as at 30 June 2026 HK$'000
Cheung Kong Property Development Limited	Associate of a substantial holder[1]	Licensing transactions	16,100	–
Citybase Property Management Limited	Associate of a substantial holder[1]	Leasing transactions	1,346	714
CK Asset Companies	Associate of a substantial holder[1]	Licensing transactions	815	257
ESR Asset Management (Fortune) Limited	Manager	Leasing and licensing transactions	2,810	1,558
Total			**21,071**	**2,529**

Note:

1. The substantial holder being Focus Eagle Investments Limited ("**Focus Eagle**").

CONNECTED PARTY TRANSACTIONS — EXPENSES

The following table sets forth information in relation to property management arrangements, third party services and other operational transactions provided by the connected parties for the properties of Fortune REIT during the Reporting Period:

Name of Connected Party	Relationship with Fortune REIT	Nature of the Connected Party Transaction	Expenses for the six months ended 30 June 2026 HK$'000
Suntec Real Estate Services Management Pte. Ltd.[2]	Associate of the Manager	Property and lease management fee and marketing service fee	284
Citybase Property Management Ltd	Associate of a substantial holder[1]	Property management and operations	583
E-Park Parking Management Limited	Associate of a substantial holder[1]	Carpark lease agency fee	5,651
Goodwell-Fortune Property Services Limited	Associate of a substantial holder[1]	Property and lease management fee and marketing service fee	27,106
Goodwell Property Management Limited	Associate of a substantial holder[1]	Property management and operations	110
Total			**33,734**

Notes:

1. The substantial holder being Focus Eagle.

2. Suntec Real Estate Services Management Pte. Ltd., formerly known as ESR Real Estate Services Management Pte. Ltd., ceased to be a connected party of the Manager upon completion of its disposal by ESR Group Limited on 18 March 2026.

Connected Party Transactions

CONNECTED PARTY TRANSACTIONS — OTHERS

The following table sets forth information in relation to other services provided by the connected parties to Fortune REIT during the Reporting Period:

Name of Connected Party	Relationship with Fortune REIT	Nature of the Connected Party Transaction	Expenses for the six months ended 30 June 2026 HK$'000
ESR Asset Management (Fortune) Limited	Manager	Manager's fees	72,518
HSBC Institutional Trust Services (Asia) Limited	Trustee	Trustee's fee	2,356
Total			**74,874**

CONNECTED PARTY TRANSACTIONS WITH THE TRUSTEE CONNECTED PERSONS

Leasing/licensing transactions

The following table sets forth information on the leasing/licensing transactions between Fortune REIT and the Trustee (and its directors, senior executives, officers, controlling entities, holding companies, subsidiaries and associated companies all within the meaning of the REIT Code) and the HSBC Group (collectively, the "**Trustee Connected Persons**") during the Reporting Period:

Name of Connected Party	Relationship with Fortune REIT	Nature of the Connected Party Transaction	Income for the six months ended 30 June 2026 HK$'000	Rental deposit received as at 30 June 2026 HK$'000
Hang Seng Bank Limited	Trustee Connected Persons	Leasing and licensing transactions	6,147	3,383
HSBC	Trustee Connected Persons	Leasing and licensing transactions	5,114	2,078
Total			**11,261**	**5,461**

PROVISION OF ORDINARY BANKING AND FINANCIAL SERVICES

Fortune REIT has engaged HSBC Group to provide ordinary course of banking and financial services (namely, bank deposits and interest earned therefrom and loan facilities including interest and charges paid thereto) within the Reporting Period.

Corporate Information

MANAGER

ESR Asset Management (Fortune) Limited

Unit 901, Level 9, Fortune Metropolis, 6 Metropolis Drive, Hunghom, Kowloon, Hong Kong	5 Temasek Boulevard #12-01, Suntec Tower Five, Singapore 038985
Tel: +852 2169 0928 Fax: +852 2169 0968	Tel: +65 6835 9232 Fax: +65 6835 9672

DIRECTORS OF THE MANAGER

CHUI Sing Loi (alias TSUI Sing Loi)
Chairman and Independent Non-Executive Director

CHIU Kwok Hung, Justin
Non-Executive Director

YEUNG, Eirene
Non-Executive Director

MA Lai Chee, Gerald
Non-Executive Director

SHEN Jinchu
Non-Executive Director

CHIU Yu, Justina
Chief Executive Officer and Executive Director

YEO Annie (alias YEO May Ann)
Independent Non-Executive Director

KOH Poh Wah
Independent Non-Executive Director

HO Edmund
Independent Non-Executive Director

COMPANY SECRETARY OF THE MANAGER

LOW Mei Mei, Maureen

TRUSTEE

HSBC Institutional Trust Services (Asia) Limited

STOCK CODE

778

LEGAL ADVISER OF THE MANAGER

Baker McKenzie

UNIT REGISTRAR

Computershare Hong Kong Investor Services Limited
Shops 1712–1716, 17th Floor
Hopewell Centre
183 Queen's Road East
Wanchai, Hong Kong

AUDITOR

Deloitte Touche Tohmatsu
Registered Public Interest Entity Auditors

WEBSITE AND EMAIL

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Financial Statements

Report on Review of Condensed Consolidated Financial Statements

Deloitte. 德勤

TO THE BOARD OF DIRECTORS OF ESR ASSET MANAGEMENT (FORTUNE) LIMITED

INTRODUCTION

We have reviewed the condensed consolidated financial statements of Fortune Real Estate Investment Trust ("**Fortune REIT**") and its subsidiaries set out on pages 26 to 51, which comprise the condensed consolidated statement of financial position as of 30 June 2026 and the related condensed consolidated statement of profit or loss and other comprehensive income, statement of changes in net assets attributable to unitholders, statement of cash flows and distribution statement for the six-month period then ended, and notes to the condensed consolidated financial statements. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and International Accounting Standard 34 "Interim Financial Reporting" ("**IAS 34**") as issued by the International Accounting Standards Board. ESR Asset Management (Fortune) Limited, as manager of Fortune REIT, is responsible for the preparation and presentation of these condensed consolidated financial statements in accordance with IAS 34. Our responsibility is to express a conclusion on these condensed consolidated financial statements based on our review, and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

SCOPE OF REVIEW

We conducted our review in accordance with International Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" as issued by the International Auditing and Assurance Standards Board. A review of these condensed consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the condensed consolidated financial statements are not prepared, in all material respects, in accordance with IAS 34.

Deloitte Touche Tohmatsu
Certified Public Accountants
Hong Kong
4 August 2026

Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the six months ended 30 June 2026

		Six months ended 30 June	
	Notes	**2026 HK$'000 (Unaudited)**	2025 HK$'000 (Unaudited)
Revenue	5	**820,769**	854,465
Property operating expenses	6	**(218,427)**	(222,863)
Net property income before manager's performance fee		**602,342**	631,602
Manager's performance fee		**(18,071)**	(18,953)
Net property income		**584,271**	612,649
Manager's base fee		**(54,447)**	(56,039)
Interest income		**26**	179
Trust expenses		**(4,112)**	(3,355)
Change in fair value of investment properties	11	**119,081**	(829,747)
Finance costs	7	**(152,729)**	(325,798)
Profit/(loss) before taxation and transactions with unitholders	8	**492,090**	(602,111)
Income tax expense	9	**(74,893)**	(51,250)
Profit/(loss) for the period, before transactions with unitholders		**417,197**	(653,361)
Distributions to unitholders		**(361,750)**	(377,056)
Profit/(loss) for the period, after transactions with unitholders		**55,447**	(1,030,417)
Other comprehensive expense			
Item that may be reclassified to profit or loss:			
Exchange difference arising on translation of a foreign operation		**(1)**	(608)
Total comprehensive income/(expense) for the period		**55,446**	(1,031,025)
Basic earnings/(loss) per unit (HK cents)	10	**20.23**	(31.96)

Distribution Statement

For the six months ended 30 June 2026

	Notes	Six months ended 30 June 2026 HK$'000 (Unaudited)	 2025 HK$'000 (Unaudited)
Profit/(loss) for the period, before transactions with unitholders		**417,197**	(653,361)
Adjustments:			
Manager's base fee		**43,557**	44,831
Change in fair value of investment properties	11	**(119,081)**	829,747
Change in fair value of derivative financial instruments	7	**(15,526)**	152,530
Non-cash finance costs		**22,355**	17,273
Deferred tax	9	**13,248**	(13,964)
Income available for distribution (note (i))		**361,750**	377,056
Percentage of distribution to unitholders		**100%**	100%
Distribution to unitholders (note (ii))		**361,750**	377,056
Distribution per unit (HK cents) (note (iii) and (iv))		**17.50**	18.41

Distribution Statement

For the six months ended 30 June 2026

Notes:

(i) The distribution policy of Fortune REIT is to distribute not less than 90% of consolidated net profit after tax (before transactions with unitholders) for the relevant financial period adjusted to eliminate the effect of certain adjustments in the trust deed dated on 4 July 2003 (as amended, supplemented, or otherwise modified from time to time) (the "**Trust Deed**").

(ii) Distribution amount to unitholders of HK$361.8 million for the six months ended 30 June 2026 (six months ended 30 June 2025: HK$377.1 million), representing a payout ratio of 100% (six months ended 30 June 2025: 100%) of Fortune REIT's income available for distribution of HK$361.8 million for the six months ended 30 June 2026 (six months ended 30 June 2025: HK$377.1 million).

(iii) The distribution per unit of 17.50 HK cents for the six months ended 30 June 2026 is calculated based on the interim distribution to unitholders amount of HK$361.8 million over 2,066,724,146 units, representing issued units as at 30 June 2026 of 2,061,863,730 units plus the number of units issued after the distribution period to the Manager as settlement 80% of the Manager's base fee for its services in the second quarter of 2026 of 4,860,416 units. 2026 interim distribution will be paid on 18 September 2026.

(iv) The distribution per unit of 18.41 HK cents for the six months ended 30 June 2025 is calculated based on the interim distribution to unitholders amount of HK$377.1 million over 2,048,404,068 units, representing issued units as at 30 June 2025 of 2,043,802,228 units plus the number of units issued after the distribution period to the Manager as settlement 80% of the Manager's base fee for its services in the second quarter of 2025 of 4,601,840 units. 2025 interim distribution was paid on 19 September 2025.

Condensed Consolidated Statement of Financial Position

As at 30 June 2026

	Notes	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
ASSETS AND LIABILITIES			
Non-current assets			
Investment properties	11	36,666,989	36,523,608
Derivative financial instruments	12	53,220	40,750
Total non-current assets		36,720,209	36,564,358
Current assets			
Derivative financial instruments	12	12,920	28,592
Trade and other receivables	13	69,747	86,994
Cash and cash equivalents		109,614	65,738
Total current assets		192,281	181,324
Total assets		36,912,490	36,745,682
Non-current liabilities			
Derivative financial instruments	12	7,656	26,384
Borrowings	14	8,129,375	5,744,990
Deferred tax liabilities	15	706,172	692,924
Total non-current liabilities		8,843,203	6,464,298
Current liabilities			
Trade and other payables	16	657,808	657,508
Borrowings	14	1,758,400	4,115,812
Distribution payable		361,750	345,860
Provision for taxation		52,695	22,573
Total current liabilities		2,830,653	5,141,753
Total liabilities, excluding net assets attributable to unitholders		11,673,856	11,606,051
Net assets attributable to unitholders		25,238,634	25,139,631
Units in issue and to be issued ('000)	17	2,066,724	2,057,379
Net asset value per unit attributable to unitholders (HK$)	18	12.21	12.22

Condensed Consolidated Statement of Changes in Net Assets Attributable to Unitholders

For the six months ended 30 June 2026

	Units in issue and to be issued HK$'000	Unit issue costs HK$'000	Exchange reserve HK$'000	Retained profits HK$'000	Total HK$'000
Net assets attributable to unitholders as at 1 January 2026 (Audited)	8,899,661	(286,279)	127	16,526,122	25,139,631
OPERATIONS					
Profit for the period, before transactions with unitholders	–	–	–	417,197	417,197
Distribution paid and payable of 17.50 HK cents per unit for the six months ended 30 June 2026	–	–	–	(361,750)	(361,750)
Exchange difference arising on translation of a foreign operation	–	–	(1)	–	(1)
Total comprehensive (expense) income for the period	–	–	(1)	55,447	55,446
UNITHOLDERS' TRANSACTIONS					
Creation of units					
— Manager's base fee paid/payable in units	43,557	–	–	–	43,557
Increase in net assets resulting from unitholders' transactions	43,557	–	–	–	43,557
Net assets attributable to unitholders as at 30 June 2026 (Unaudited)	8,943,218	(286,279)	126	16,581,569	25,238,634

	Units in issue and to be issued HK$'000	Unit issue costs HK$'000	Exchange reserve HK$'000	Retained profits HK$'000	Total HK$'000
Net assets attributable to unitholders as at 1 January 2025 (Audited)	8,810,190	(286,279)	592	18,406,250	26,930,753
OPERATIONS					
Loss for the period, before transactions with unitholders	–	–	–	(653,361)	(653,361)
Distribution paid and payable of 18.41 HK cents per unit for the six months ended 30 June 2025	–	–	–	(377,056)	(377,056)
Exchange difference arising on translation of a foreign operation	–	–	(608)	–	(608)
Total comprehensive expense for the period	–	–	(608)	(1,030,417)	(1,031,025)
UNITHOLDERS' TRANSACTIONS					
Creation of units					
— Manager's base fee paid/payable in units	44,831	–	–	–	44,831
Increase in net assets resulting from unitholders' transactions	44,831	–	–	–	44,831
Net assets attributable to unitholders as at 30 June 2025 (Unaudited)	8,855,021	(286,279)	(16)	17,375,833	25,944,559

Condensed Consolidated Statement of Cash Flows

For the six months ended 30 June 2026

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
	(Unaudited)	(Unaudited)
Net cash from operating activities		
Profit/(loss) before taxation	**492,090**	(602,111)
Adjustments for:		
Change in fair value of investment properties	**(119,081)**	829,747
Change in fair value of derivative financial instruments	**(15,526)**	152,530
Other finance costs	**168,255**	173,268
Other operating activities	**17,591**	4,666
	543,329	558,100
Net cash used in investing activities:		
Upgrading of investment properties	**(24,919)**	(11,747)
Interest received	**26**	179
	(24,893)	(11,568)
Net cash used in financing activities:		
Drawdown of borrowings	**3,900,000**	300,000
Repayment of borrowings	**(3,860,000)**	(350,000)
Distribution paid	**(345,860)**	(353,914)
Interest paid	**(145,900)**	(155,995)
Payment of front-end fees	**(22,800)**	–
	(474,560)	(559,909)
Net increase/(decrease) in cash and cash equivalents	**43,876**	(13,377)
Cash and cash equivalents at beginning of the period	**65,738**	96,646
Cash and cash equivalents at end of the period, represented by cash at bank	**109,614**	83,269

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

1 GENERAL

Fortune Real Estate Investment Trust ("**Fortune REIT**") is a Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and listed on The Stock Exchange of Hong Kong Limited ("**SEHK**"). Fortune REIT is governed by the Code on Real Estate Investment Trusts (the "**REIT Code**") issued by the Securities and Futures Commission of Hong Kong (the "**SFC**") and the Trust Deed made between ESR Asset Management (Fortune) Limited (the "**Manager**") and HSBC Institutional Trust Services (Asia) Limited (the "**Trustee**").

The principal activity of Fortune REIT is investment holding whereas its subsidiaries (together with Fortune REIT referred to as the "**Group**") is to own and invest in a portfolio of retail shopping malls in Hong Kong and Singapore with the primary objective of producing stable distributions for unitholders and to achieve long term growth in the net asset value per unit.

2 BASIS OF PREPARATION

The condensed consolidated financial statements are presented in Hong Kong dollars, which is also the functional currency of Fortune REIT.

The condensed consolidated financial statements have been prepared in accordance with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on SEHK and with International Accounting Standard 34 "Interim Financial Reporting" issued by International Accounting Standards Board ("**IASB**") as well as the relevant disclosure requirements set out in Appendix C of the REIT Code issued by the SFC.

The Manager is of the opinion that, taking into account the headroom of the fair value of investment properties for obtaining additional banking facilities, internal financial resources of the Group and presently available undrawn banking facilities, the Group has sufficient working capital for its present requirements for at least twelve months from the end of the reporting period. Hence, the condensed consolidated financial statements have been prepared on a going concern basis.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

3 PRINCIPAL ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis, except for investment properties and certain financial instruments, which are measured at fair values, as appropriate.

Other than the additional/change in accounting policies resulting from application of amendments to IFRS Accounting Standards which are pertinent to the Group, the accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30 June 2026 are the same as those presented in the Group's annual financial statements for the year ended 31 December 2025.

Application of amendments to IFRS Accounting Standards

In the current interim period, the Group has applied the following amendments to IFRS Accounting Standards as issued by IASB, for the first time, which are pertinent to the Group and are mandatorily effective for the annual periods beginning on or after 1 January 2026 for the preparation of the Group's condensed consolidated financial statements.

Amendments to IFRS 9 and IFRS 7	Amendments to the Classification and Measurement of Financial Instruments

The application of the amendments to IFRS Accounting Standards in the current interim period has had no material impact on the Group's financial positions and performance for the current and prior periods and/or on the disclosures set out in these condensed consolidated financial statements.

4 SEGMENTAL REPORTING

Operating segments are identified on the basis of internal reports about components of the Group that are regularly reviewed by the chief operating decision maker, which is the Manager, in order to allocate resources to segments and to assess their performance.

As at 30 June 2026, the Group owns 16 (31 December 2025: 16) and 1 (31 December 2025: 1) investment properties in Hong Kong and Singapore respectively. Revenue and net property income of each property (which constitutes an operating segment) are the measures reported to the Manager for the purposes of resource allocation and performance assessment. The Manager considers that all existing properties held by the Group, consisting of retail shopping malls, have similar economic characteristics and have similar nature in providing leasing service to similar type of retail tenants for rental income. In addition, the cost structure and the economic environment in which they operate is similar. Therefore, the Manager concluded that each of the properties or operating segments is aggregated into a single reportable segment and no further analysis for segment information is presented.

4 SEGMENTAL REPORTING (continued)

For the six months ended 30 June 2026, revenue of HK$810.2 million (six months ended 30 June 2025: HK$844.1 million) is attributable to tenants from the Hong Kong investment properties and HK$10.6 million (six months ended 30 June 2025: HK$10.4 million) is attributable to tenants from the Singapore investment property. As at 30 June 2026, investment properties of HK$36,093.0 million (31 December 2025: HK$35,949.0 million) are located in Hong Kong and HK$574.0 million (31 December 2025: HK$574.6 million) in Singapore.

5 REVENUE

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
	(Unaudited)	(Unaudited)
Revenue from operating lease: (note (i))		
Fixed	**623,040**	658,532
Variable	**6,627**	5,670
Charge-out collections (note (ii))	**128,905**	127,151
Car park revenue (note (ii))	**61,458**	61,643
Other income	**739**	1,469
	820,769	854,465

Notes:

(i) Operating lease payments mainly include base rental, licence fees and contingent rentals. Leases are negotiated for terms ranging primarily from two to four years with monthly fixed rental except for contingent rentals that are variable based on the percentage of sales.

(ii) Charge-out collections and car park revenue are revenue from contracts with customers, which consist of payments in respect of the operation of the properties in Hong Kong and Singapore which are payable by the tenants, licensees and customers, are recognised over time as income when the services and facilities are provided. The Group elected to apply the practical expedient by recognising revenue in the amount to which the Group has right to invoice corresponding directly with the value to the customer of the Group's performance completed to date. As permitted under IFRS 15 *Revenue from Contracts with Customers*, the transaction price allocated to these unsatisfied contracts is not disclosed.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

6 PROPERTY OPERATING EXPENSES

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
	(Unaudited)	(Unaudited)
Advertising and promotion	**9,071**	9,301
Building management expenses	**122,697**	125,154
Car park operating expenses	**17,233**	17,243
Government rents and rates	**7,970**	7,758
Leasing commission and marketing services fee	**9,421**	11,312
Legal and other professional fees	**5,299**	5,302
Property management fee	**18,859**	19,895
Utilities	**17,695**	17,143
Others	**10,182**	9,755
	218,427	222,863

7 FINANCE COSTS

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
	(Unaudited)	(Unaudited)
Interest expenses on bank borrowings	**175,149**	216,452
Amortisation of front-end fees	**10,406**	9,891
Commitment fee	**866**	852
Interest rate swaps income realised	**(18,166)**	(53,927)
	168,255	173,268
Change in fair value of derivative financial instruments	**(15,526)**	152,530
	152,729	325,798

8 PROFIT/(LOSS) BEFORE TAXATION AND TRANSACTIONS WITH UNITHOLDERS

Profit/(loss) before taxation and transactions with unitholders is arrived at after charging (crediting):

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
	(Unaudited)	(Unaudited)
Fees to external auditor	**1,504**	1,504
Fees to internal auditor	**225**	225
Trustee's fee	**2,356**	2,446
Allowance (reversal of allowance) for credit losses	**308**	(80)
Valuation fees (paid to principal valuer)	**154**	154

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

9 INCOME TAX EXPENSE

	Six months ended 30 June	
	2026	2025
	HK$'000	HK$'000
	(Unaudited)	(Unaudited)
Current tax	**61,645**	65,214
Deferred taxation	**13,248**	(13,964)
	74,893	51,250

Fortune REIT's subsidiaries in Hong Kong are subject to Hong Kong Profits Tax at 16.5% (six months ended 30 June 2025: 16.5%) for the period.

Fortune REIT's subsidiary in Singapore is subject to Singapore income tax at 17% (six months ended 30 June 2025: 17%) for the period.

10 EARNINGS/(LOSS) PER UNIT

Basic earnings per unit is calculated by dividing the profit for the six months ended 30 June 2026, before transactions with unitholders of HK$417.2 million by the weighted average of 2,062,750,385 units outstanding during the period.

Basic loss per unit is calculated by dividing the loss for the six months ended 30 June 2025, before transactions with unitholders of HK$653.4 million by the weighted average of 2,044,441,943 units outstanding during the period.

No diluted earnings/(loss) per unit is presented as there are no potential units in issue during the financial period nor outstanding at the end of the financial period.

11 INVESTMENT PROPERTIES

	Fair Value HK$'000 (Unaudited)
As at 1 January 2026	36,523,608
During the period:	
Capital expenditure incurred in upgrading investment properties	24,919
Change in fair value of investment properties	119,081
Exchange adjustments	(619)
As at 30 June 2026	36,666,989

Notes:

(i) In estimating the fair value of investment properties, it is the Group's policy to engage an independent qualified external valuer to perform the valuation. The Manager works closely with the valuer to establish appropriate inputs to the valuation model.

On 30 June 2026 and 31 December 2025, independent valuations were undertaken by Jones Lang LaSalle Limited ("**Jones Lang**"). This firm is an independent qualified external valuer not related to the Group and has appropriate professional qualifications and recent experience in the valuation of similar properties in the relevant locations. The fair value of investment properties falls under Level 3 of the fair value hierarchy. There were no transfers into or out of Level 3 during the period. The valuation of the properties is principally arrived at using income capitalisation approach which is a method of valuation whereby the existing net rental incomes (i.e. exclusive of rates, government rent, management fees and air-conditioning charges) of all lettable units of each property are capitalised for the respective unexpired terms of contractual tenancies, and are assumed to be let at their respective market rents upon expiry of the existing tenancy contracts whilst vacant units are assumed to be let at their respective market rents as at the valuation date. In the valuation, the market rentals of all lettable units of the properties are assessed and capitalised at market yield expected by investors for this type of properties. The market rentals are assessed by reference to the rentals achieved in the lettable units of the properties as well as other lettings of similar properties in the neighbourhood. The market yield which is the capitalisation rate adopted is made by reference to the yields derived from similar properties in Hong Kong and adjusted to take account of the valuer's knowledge of the market expectation from property investors to reflect factors specific to the Group's investment properties. In estimating the fair value of the properties, the highest and best use of the properties is their current use.

The adopted capitalisation rates of Hong Kong properties in the valuation range from 4.0% to 4.8% (31 December 2025: 4.0% to 4.8%) and that of Singapore property in the valuation is 3.0% (31 December 2025: 3.0%). The capitalisation rate is one of the key parameters in the valuation method of income capitalisation and it involves the exercise of professional judgment in relation to the adjustments made by the valuer. A slight increase in the capitalisation rate used would result in a significant decrease in fair value, and vice versa.

(ii) None of the investment properties as at 30 June 2026 and 31 December 2025 was pledged to secure banking facilities granted to the Group.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

12 DERIVATIVE FINANCIAL INSTRUMENTS

	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
Derivative financial instruments are analysed as:		
Derivatives not under hedge accounting:		
Interest rate swaps	**58,484**	42,958
Reflected on condensed consolidated statement of financial position based on remaining contractual maturity as:		
Current assets	**12,920**	28,592
Non-current assets	**53,220**	40,750
Non-current liabilities	**(7,656)**	(26,384)
	58,484	42,958

The Group uses interest rate swaps as hedging instruments in order to manage its exposure to interest rate movements on its bank borrowings by swapping a proportion of these borrowings from floating rates to fixed rates.

Derivatives not under hedge accounting:

Contracts not under hedge accounting with total notional amount of HK$4,600.0 million (31 December 2025: HK$4,900.0 million) as at 30 June 2026 will mature from November 2026 to May 2030 (31 December 2025: April 2026 to May 2030). These contracts have fixed interest payments at rates ranging from 1.30% to 3.85% (31 December 2025: 0.90% to 3.85%) per annum and have floating interest receipts at three months Hong Kong Inter-bank Offered Rate ("**HIBOR**").

The change in fair value of the derivative financial instruments not under hedge accounting amounting to a gain of HK$15.5 million (six months ended 30 June 2025: a loss of HK$152.5 million), is recognised in the profit or loss for the six months ended 30 June 2026.

12 DERIVATIVE FINANCIAL INSTRUMENTS (continued)

Derivatives not under hedge accounting: (continued)

The derivative financial instruments are measured at fair value at the end of the reporting period. Their fair values are determined based on the discounted future cash flows using the applicable yield curve for the remaining duration of the instruments.

The fair value of derivative financial instruments falls under Level 2 of the fair value hierarchy and is based on valuation of the instruments provided by the counterparty banks, which are determined using interest rates implied from observable market inputs such as market interest rates yield curves and contracted interest rates discounted at a rate that reflects the credit risk of various counterparties. There were no transfers between Level 1 and Level 2 during the period.

13 TRADE AND OTHER RECEIVABLES

	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
Trade receivables	35,588	40,863
Less: Allowance for credit losses	(2,214)	(2,076)
	33,374	38,787
Other receivables and prepayments:		
— Security deposits	25,907	25,972
— Interest receivables	–	10,382
— Other receivables	1,055	1,087
— Prepayments	9,411	10,766
	36,373	48,207
	69,747	86,994

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

13 TRADE AND OTHER RECEIVABLES (continued)

The following is an analysis of trade receivables (net of allowance for credit losses) by age, presented based on the invoice date.

	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
0 – 30 days	**31,541**	37,338
31 – 90 days	**792**	1,018
Over 90 days	**1,041**	431
	33,374	38,787

The following table shows the movement of lifetime expected credit loss that has been recognised for trade receivables under the simplified approach that are credit-impaired.

	HK$'000 (Unaudited)
As at 1 January 2026	**2,076**
Increase in allowance for credit losses recognised in profit or loss	**308**
Write-off during the year	**(170)**
As at 30 June 2026	**2,214**

There is no credit period given on billing for rental of properties. No interest is charged on the trade receivables for the first 10 days from the date of the invoice. The carrying amount of trade receivables include accrued rentals in respect of rent-free periods amounted to HK$23.1 million (31 December 2025: HK$24.5 million).

13 TRADE AND OTHER RECEIVABLES (continued)

As at 30 June 2026, included in the Group's trade receivables balance are debtors with an aggregate carrying amount of HK$10.3 million (31 December 2025: HK$14.3 million) which are past due as at the reporting date. Out of the past due balances, an aggregate gross carrying amount of HK$3.2 million (31 December 2025: HK$2.5 million) has been past due 90 days or more and considered as default for which allowance of credit losses has been made on the excess of relevant tenants' deposits.

In determining the recoverability of a trade receivable, the Group reviews the recoverable amount of each individual trade debt at the end of the reporting period to ensure that adequate impairment losses are made for irrecoverable amounts. The exposure of credit risk is limited due to deposits received from tenants. Allowance for credit losses has been recognised on any individual balance that is in excess of the relevant tenant's deposits.

14 BORROWINGS

	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
Unsecured term loans	6,500,000	6,500,000
Unsecured revolving loans	3,441,239	3,401,866
	9,941,239	9,901,866
Less: unamortised front-end fees	(53,464)	(41,064)
	9,887,775	9,860,802
Carrying amount repayable:		
Within one year	1,758,400	4,115,812
More than one year, but not more than two years	579,729	1,197,200
More than two years, but not more than five years	7,549,646	4,547,790
	9,887,775	9,860,802
Less: Amount due within one year shown under current liabilities	(1,758,400)	(4,115,812)
	8,129,375	5,744,990

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

14 BORROWINGS (continued)

Total committed loan facilities amounted to HK$9,904.2 million as at 30 June 2026 (31 December 2025: HK$9,904.9 million), out of which HK$9,381.2 million (31 December 2025: HK$9,301.9 million) was drawn and outstanding. Except for the bank borrowings of HK$581.2 million (31 December 2025: HK$581.9 million) denominated in S$ which bear interest at a floating rate of Singapore Overnight Rate Average ("**SORA**") plus a margin of 1.05% (31 December 2025: SORA plus a margin of 1.05%) per annum, all the remaining bank borrowings are denominated in HK$ and bear interest at 1-month HIBOR plus a margin ranging from 0.95% to 1.25% (31 December 2025: HIBOR plus a margin ranging from 1.03% to 1.25%) per annum.

Total uncommitted revolving loan facilities amounted to HK$980.0 million as at 30 June 2026 (31 December 2025: HK$600.0 million), out of which HK$560.0 million (31 December 2025: HK$600.0 million) was drawn and outstanding.

The Trustee (in its capacity as Trustee of Fortune REIT) has provided guarantees for all the loan facilities as at 30 June 2026 and 31 December 2025.

15 DEFERRED TAX LIABILITIES

The measurement of deferred tax liabilities which arose mainly from the accelerated tax depreciation of investment properties and derivative financial instruments reflects the tax consequences that would follow from the manner in which the Group expects to recover the fair value of the investment properties and derivative financial instruments, at the end of the reporting period.

The following is the major component of deferred tax liabilities recognised and movements therein during the period:

	Derivative financial instruments HK$'000	Accelerated depreciation allowance HK$'000	Total HK$'000
As at 1 January 2025	34,266	663,517	697,783
(Credited)/charged to profit or loss for the year	(27,177)	22,318	(4,859)
As at 31 December 2025	7,089	685,835	692,924
Charged to profit or loss for the period	2,562	10,686	13,248
As at 30 June 2026	9,651	696,521	706,172

16 TRADE AND OTHER PAYABLES

	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
Trade payables		
— Tenants' deposits	**416,712**	421,247
— Rental received in advance	**52,156**	54,577
	468,868	475,824
Accruals and other payables		
— Trustee's fee	**764**	770
— Manager's fees	**35,451**	26,433
— Operating expenses	**147,596**	150,114
— Interest payable	**1,943**	377
— Others	**3,186**	3,990
	188,940	181,684
	657,808	657,508

Trade and other payables comprise deposits refundable to tenants upon termination or cancellation of operating lease arrangements. The tenants' deposits are refundable to tenants within 30 days upon the termination of the tenancy agreement. Included in rental received in advance are contract liabilities amounting to HK$11.6 million (31 December 2025: HK$11.7 million) related to the non-reserved carpark and charge-out collections.

The tenants' deposits to be settled after twelve months from the end of the reporting period based on lease term amounted to HK$241.7 million (31 December 2025: HK$257.8 million) as at 30 June 2026.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

17 UNITS IN ISSUE AND TO BE ISSUED

	Number of units '000	HK$'000
Balance as at 1 January 2025	2,038,349	8,810,190
Issue of new units during the year:		
As payment of Manager's base fee for the period from 1 January to 30 September 2025	14,512	67,377
Balance in issue as at 31 December 2025	2,052,861	8,877,567
As payment of Manager's base fee for the period from 1 October to 31 December 2025 (note)	4,518	22,094
Balance as at 31 December 2025	2,057,379	8,899,661
Issue of new units during the period:		
As payment of Manager's base fee for the period from 1 January to 31 March 2026	4,485	21,617
Balance in issue as at 30 June 2026	2,061,864	8,921,278
New units to be issued:		
As payment of Manager's base fee for the period from 1 April to 30 June 2026 (note)	4,860	21,940
Balance as at 30 June 2026	2,066,724	8,943,218

Note:

Manager's base fee payable to the Manager is in the form of units. On 3 July 2026, Fortune REIT issued 4,860,416 units at an issue price of HK$4.514 per unit to the Manager as base fee for the period from 1 April 2026 to 30 June 2026. On 9 January 2026, Fortune REIT issued 4,518,257 units at an issue price of HK$4.89 per unit to the Manager as base fee for the period from 1 October 2025 to 31 December 2025.

18 NET ASSET VALUE PER UNIT ATTRIBUTABLE TO UNITHOLDERS

Net asset value per unit as at 30 June 2026 is calculated based on the net assets attributable to unitholders of the Group of HK$25,238.6 million (31 December 2025: HK$25,139.6 million) and the total number of 2,066,724,146 units (31 December 2025: 2,057,378,795 units) in issue and to be issued, including the new units to be issued as payment of Manager's base fee.

19 NET CURRENT LIABILITIES

As at 30 June 2026, the Group's net current liabilities, defined as current liabilities less current assets, amounted to HK$2,638.4 million (31 December 2025: HK$4,960.4 million).

20 TOTAL ASSETS LESS CURRENT LIABILITIES

As at 30 June 2026, the Group's total assets less current liabilities amounted to HK$34,081.8 million (31 December 2025: HK$31,603.9 million).

21 CAPITAL COMMITMENTS

As at 30 June 2026, the Group had capital commitments for upgrading investment properties which were contracted but not provided for of HK$75.3 million (31 December 2025: HK$94.5 million).

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

22 CONNECTED AND RELATED PARTY TRANSACTIONS

During the period, the Group entered into the following transactions with connected and related parties:

	Notes	Six months ended 30 June 2026 HK$'000 (Unaudited)	 2025 HK$'000 (Unaudited)
Rent and rental related income from			
ESR Asset Management (Fortune) Limited	(a)	**2,810**	2,810
Cheung Kong Property Development Limited	(b)	**16,100**	16,170
Citybase Property Management Limited	(b)	**1,346**	1,284
Hang Seng Bank Limited	(c)	**6,147**	6,088
The Hongkong and Shanghai Banking Corporation Limited ("**HSBC**")	(c)	**5,114**	4,996
CK Asset Companies	(b)	**815**	401
Car park lease agency fee for the operations of the Group's car park			
E-Park Parking Management Limited	(b)	**5,651**	5,340
Property management fee and project management fee			
Citybase Property Management Limited	(b)	**583**	581
Goodwell-Fortune Property Services Limited	(b)	**18,636**	19,700
Goodwell Property Management Limited	(b)	**110**	110
Suntec Real Estate Services Management Pte. Ltd. (formerly known as ESR Real Estate Services Management Pte. Ltd.)	(e)	**110**	195

22 CONNECTED AND RELATED PARTY TRANSACTIONS (continued)

	Notes	Six months ended 30 June 2026 HK$'000 (Unaudited)	 2025 HK$'000 (Unaudited)
Leasing commission and marketing services fee			
Goodwell-Fortune Property Services Limited	(b)	**8,470**	10,361
Suntec Real Estate Services Management Pte. Ltd. (formerly known as ESR Real Estate Services Management Pte. Ltd.)	(e)	**174**	28
Trustee's fee			
HSBC Institutional Trust Services (Asia) Limited	(d)	**2,356**	2,446
Manager's base fee			
ESR Asset Management (Fortune) Limited	(a)	**54,447**	56,039
Manager's performance fee			
ESR Asset Management (Fortune) Limited	(a)	**18,071**	18,953

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

22 CONNECTED AND RELATED PARTY TRANSACTIONS (continued)

Balance as at period end with connected and related parties:

	Notes	30 June 2026 HK$'000 (Unaudited)	31 December 2025 HK$'000 (Audited)
Trade receivables:			
Cheung Kong Property Development Limited	(b)	857	2,687
Other payables:			
ESR Asset Management (Fortune) Limited	(a)	35,451	26,433
HSBC Institutional Trust Services (Asia) Limited	(d)	764	770
Citybase Property Management Limited	(b)	17,901	16,538
E-Park Parking Management Limited	(b)	1,913	1,865
Goodwell-Fortune Property Services Limited	(b)	11,941	11,456
Goodwell Property Management Limited	(b)	16,298	14,117
		48,053	43,976
		84,268	71,179
Deposits placed with the Group for the lease of the Group's properties:			
ESR Asset Management (Fortune) Limited	(a)	1,558	1,558
Citybase Property Management Limited	(b)	714	714
Hang Seng Bank Limited	(c)	3,383	3,383
HSBC	(c)	2,078	2,103
CK Asset Companies	(b)	257	289
		7,990	8,047

22 CONNECTED AND RELATED PARTY TRANSACTIONS (continued)

Notes:

(a) This company is the Manager of Fortune REIT.

(b) Substantial holder of Fortune REIT (as defined in the REIT Code) being Focus Eagle Investments Limited ("**Focus Eagle**"), which holds more than 10% of the units of Fortune REIT as at 30 June 2026. These companies are subsidiaries of CK Asset Holdings Limited ("**CK Asset**") and CK Asset is the holding company of Focus Eagle.

(c) These companies are fellow subsidiaries of the Trustee.

(d) This company is the Trustee of Fortune REIT.

(e) This company was an associate of the Manager of Fortune REIT and ceased to be a connected party in March 2026. The amounts disclosed above represent transactions up to the date it ceased to be a connected party.

In addition, the Trustee (in its capacity as trustee of Fortune REIT) has provided guarantees for all loan facilities granted to the Group as at 30 June 2026 and 31 December 2025.

Performance Table

	30 June 2026 (Unaudited)	31 December 2025 (Audited)
Net assets attributable to unitholders (HK$'000)	**25,238,634**	25,139,631
Net asset value per unit (HK$)	**12.21**	12.22
The highest traded price during the period/year (HK$)	**5.44**	5.28
The highest premium of the trade price to net asset value[1]	**N.A.**	N.A.
The lowest traded price during the period/year (HK$)	**4.39**	3.78
The highest discount of the trade price to net asset value	**64.0%**	69.1%
The net yield per unit[2]	**8.0%**	7.2%

Notes:

1. The highest traded price is lower than the net asset value per unit as at the end of the period. Accordingly, premium of the traded price to net asset value per unit had not been recorded.

2. The net yield per unit for the six months ended 30 June 2026 is an annualized yield based on the distribution per unit for the six months ended 30 June 2026 over the last trade price for the period.

   The net yield per unit for the year ended 31 December 2025 is based on the distribution per unit for the year ended 31 December 2025 over the last trade price for the period.

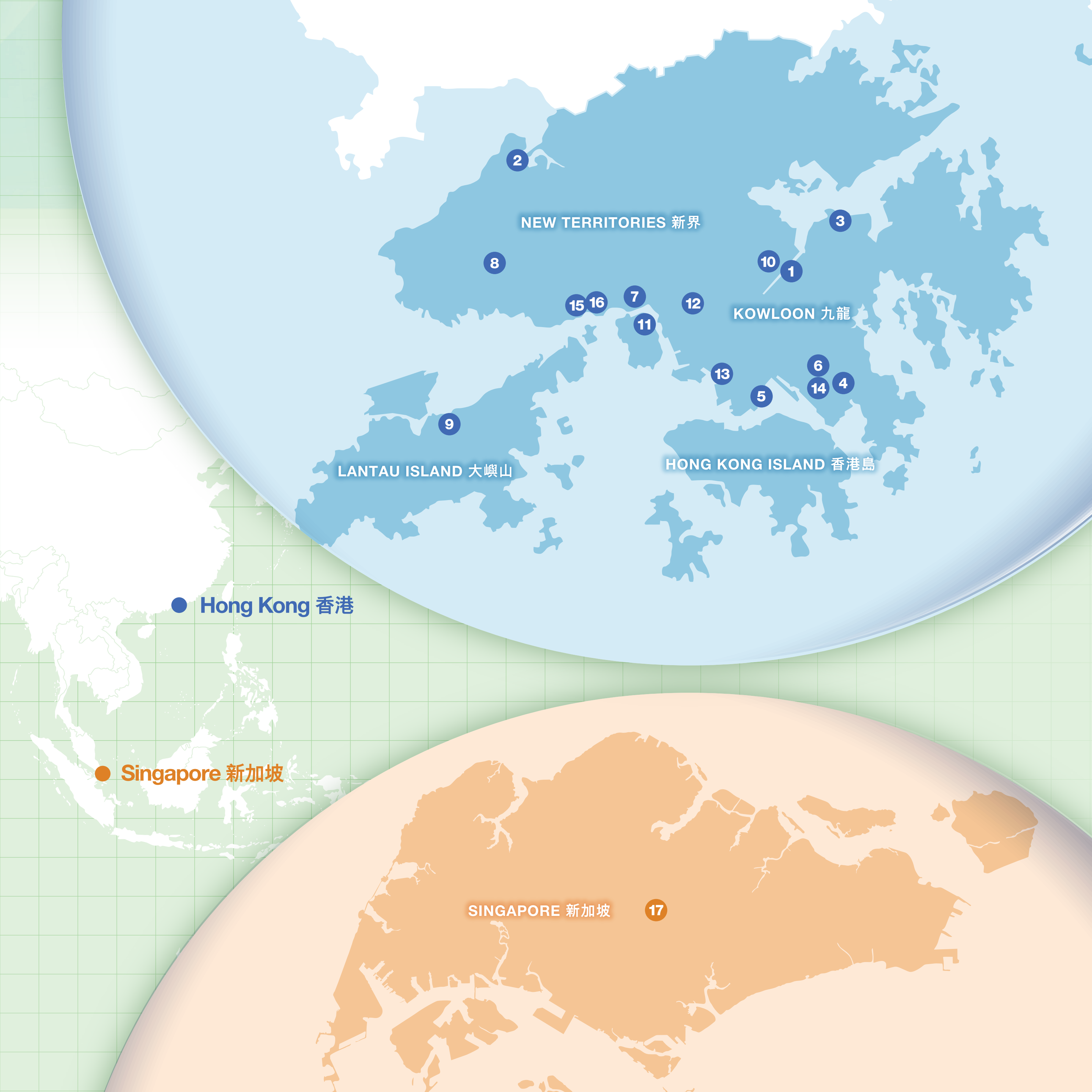
PORTFOLIO MAP & SUMMARY
物業組合分佈及總覽

Portfolio Summary 物業組合總覽

As at 30 June 2026, Fortune REIT currently holds a portfolio of 16 private housing estate retail properties in Hong Kong and 1 neighbourhood mall in Singapore, comprising of 3.0 million sq.ft. of retail space and 2,793 car parking spaces.

於2026年6月30日，置富產業信託現時持有16個香港私人住宅屋苑零售物業及1個新加坡社區商場，物業組合包括300萬平方呎零售空間及2,793個車位。

	Property	物業	Gross Rentable Area (Sq.ft.) 可出租總面積（平方呎）	Valuation (HK$ million) 估值（百萬港元）	Occupancy 出租率	No. of Car Parking Lots 車位數目
	Hong Kong Portfolio	**香港物業組合**				
1.	Fortune City One	置富第一城	414,469	7,340	96.4%	653
2.	+WOO	+WOO嘉湖	665,244	7,328	99.4%	622
3.	Ma On Shan Plaza	馬鞍山廣場	310,084	5,148	98.7%	290
4.	Metro Town	都會駅	180,822	3,403	99.6%	74
5.	Fortune Metropolis	置富都會	332,168	2,351	84.6%	179
6.	Laguna Plaza	麗港城商場	163,203	2,225	95.7%	150
7.	Belvedere Square	麗城薈	276,862	2,200	95.7%	329
8.	Waldorf Avenue	華都大道	80,842	1,669	100%	73
9.	Caribbean Square	映灣薈	63,018	1,121	100%	117
10.	Jubilee Square	銀禧薈	170,616	917	100%	97
11.	Tsing Yi Square	青怡薈	78,836	746	97.7%	27
12.	Smartland	荃薈	123,544	742	96.0%	67
13.	Hampton Loft	凱帆薈	74,734	311	100%	35
14.	Centre de Laguna	城中薈	43,000	285	80.0%	N.A. 不適用
15.	Lido Avenue	麗都大道	9,836	185	100%	N.A. 不適用
16.	Rhine Avenue	海韻大道	14,604	122	100%	N.A. 不適用
	Singapore Portfolio	**新加坡物業組合**				
17.	Stars of Kovan Property	高文之星物業	22,638	574	100%	80
	Total/Overall Average	**合計／總平均值**	**3,024,520**	**36,667**	**96.4%**	**2,793**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