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## **Fortune Real Estate Investment Trust**

*(a Hong Kong collective investment scheme authorized under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))*  
**(Stock Code: 778)**

**Managed by**



**ARA Asset Management (Fortune) Limited**

### **OVERSEAS REGULATORY ANNOUNCEMENT**

This overseas regulatory announcement is issued pursuant to paragraph 10.3 of the Code on Real Estate Investment Trusts published by the Securities and Futures Commission of Hong Kong.

Please refer to the attached announcement on the next page issued on the Singapore Exchange Securities Trading Limited by Fortune REIT on 8 December 2014.

By order of the board of directors of  
**ARA Asset Management (Fortune) Limited**  
(in its capacity as manager of Fortune Real Estate Investment Trust)  
**ANG Meng Huat, Anthony**  
*Executive Director and Chief Executive Officer*

Hong Kong, 8 December 2014

*The Directors of the Manager as at the date of this announcement are Dr. Chiu Kwok Hung, Justin (Chairman), Mr. Lim Hwee Chiang, Mr. Ip Tak Chuen, Edmond and Ms. Yeung, Eirene as Non-executive Directors; Mr. Ang Meng Huat, Anthony and Ms. Chiu Yu, Justina as Executive Directors; Mr. Lim Lee Meng, Mrs. Sng Sow-Mei (alias Poon Sow Mei) and Dr. Lan Hong Tsung, David as Independent Non-executive Directors; and Mr. Ma Lai Chee, Gerald as Alternate Director to Mr. Ip Tak Chuen, Edmond.*

8 December 2014

**FORTUNE REAL ESTATE INVESTMENT TRUST (“Fortune REIT”)  
 PROPERTY VALUATIONS**

The Board of Directors of ARA Asset Management (Fortune) Limited, the Manager of Fortune REIT announced that Jones Lang LaSalle Limited has completed the independent valuations as at 31 October 2014 for the seventeen properties owned by Fortune REIT through the ownership of property companies. The seventeen properties are Fortune City One, Fortune Kingswood, Ma On Shan Plaza, Metro Town, Fortune Metropolis, Belvedere Square, Waldorf Avenue, Caribbean Square, Provident Square, Jubilee Square, Smartland, Tsing Yi Square, Nob Hill Square, Centre de Laguna, Hampton Loft, Lido Avenue and Rhine Avenue.

The valuations as at 31 October 2014 are as follows:

Property company	Property	Address	Gross Rentable Area (sq ft)	No. of Parking lots	Valuation (HK\$ million)
Million Nice Development Limited	Fortune City One	1 & 2 Ngan Shing Street, 8 Lok Shing Street, New Territories, Hong Kong	414,469	653	6,959
Tin Shui Wai Development Limited	Fortune Kingswood	No.12 and 18 Tin Yan Road; No.1 and 3 Tin Wu Road; No.8 Tin Shui Road; No.2 and 9 Tin Lung Road and No.3 Tin Kwai Road, Tin Shui Wai, Yuen Long, New Territories, Hong Kong	665,244	622	6,546

<b>Property company</b>	<b>Property</b>	<b>Address</b>	<b>Gross Rentable Area (sq ft)</b>	<b>No. of Parking lots</b>	<b>Valuation (HK\$ million)</b>
Poko Shine Limited	Ma On Shan Plaza	608 Sai Sha Road, Ma On Shan, Shatin, New Territories, Hong Kong	310,084	290	4,886
Mega Gain Resources Limited	Metro Town	8 King Ling Road, Tseung Kwan O, New Territories, Hong Kong	180,822	74	2,976
Vision Million Limited	Fortune Metropolis	6-10 Metropolis Drive, Hung Hom, Kowloon, Hong Kong	332,168	179	2,275
Bysean Limited/ Bysky Limited/ Fullforce Limited/ Quebostar Limited/ Tidmarsh Investments Limited	Belvedere Square	530-590, 620, 625, Castle Peak Road-Tsuen Wan, New Territories, Hong Kong	276,862	329	1,884
Waldorf Realty Limited	Waldorf Avenue	1 Tuen Lee Street, Tuen Mun, New Territories, Hong Kong	80,842	73	1,579
Genuine Joy Limited	Caribbean Square	1 Kin Tung Road, Tung Chung, New Territories, Hong Kong	63,018	117	942
Maulden Investments Limited	Provident Square	21-53 Wharf Road, North Point, Hong Kong	180,238	N.A.	920
Yee Pang Realty Limited	Jubilee Square	2-18 Lok King Street, Fo Tan, Shatin, New Territories, Hong Kong	170,616	97	832
Quick Switch Limited	Smartland	16 Tsuen Wah Street, Tsuen Wan, New Territories, Hong Kong	123,544	67	653

<b>Property company</b>	<b>Property</b>	<b>Address</b>	<b>Gross Rentable Area (sq ft)</b>	<b>No. of Parking lots</b>	<b>Valuation (HK\$ million)</b>
Team Challenge Limited	Tsing Yi Square	7-19 Tsing Luk Street, Tsing Yi, New Territories, Hong Kong	78,836	27	573
Art Full Resources Limited	Nob Hill Square	8 King Lai Path, Kwai Chung, New Territories, Hong Kong	91,779	43	438
Ace Courage Limited	Centre de Laguna	93 & 99 Cha Kwo Ling Road, Kwun Tong, Kowloon, Hong Kong	43,000	N.A.	264
Full Belief Limited	Hampton Loft	11 Hoi Fan Road, Tai Kok Tsui, Kowloon, Hong Kong	74,734	35	258
Partner Now Limited	Lido Avenue	41-63 Castle Peak Road-Sham Tseng, Tsuen Wan, New Territories, Hong Kong	9,836	N.A.	182
Proven Effort Limited	Rhine Avenue	38 Castle Peak Road-Sham Tseng, Tsuen Wan, New Territories, Hong Kong	14,604	N.A.	113
<b>Total</b>			<b>3,110,696</b>	<b>2,606</b>	<b>32,280</b>

By Order of the Board  
ARA Asset Management (Fortune) Limited  
As Manager of Fortune Real Estate Investment Trust

ANG Meng Huat, Anthony  
Director

8 December 2014

## **About Fortune REIT**

Fortune REIT is a real estate investment trust constituted by a Trust Deed entered into on 4 July 2003 (as amended) made between ARA Asset Management (Fortune) Limited, as the Manager of Fortune REIT (the “Manager”), and HSBC Institutional Trust Services (Singapore) Limited, as the Trustee of Fortune REIT. Fortune REIT was listed on the Singapore Exchange Securities Trading Limited (the “SGX-ST”) and The Stock Exchange of Hong Kong Limited on 12 August 2003 and 20 April 2010 respectively.

Fortune REIT holds a portfolio of 17 retail properties in Hong Kong, comprising approximately 3.11 million square feet of retail space and 2,606 car parking lots. The retail properties are Fortune City One, Fortune Kingswood, Ma On Shan Plaza, Metro Town, Fortune Metropolis, Belvedere Square, Waldorf Avenue, Caribbean Square, Provident Square, Jubilee Square, Smartland, Tsing Yi Square, Nob Hill Square, Centre de Laguna, Hampton Loft, 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.

More information can be found at [www.fortunereit.com](http://www.fortunereit.com).

## **About the Manager**

Fortune REIT is managed by ARA Asset Management (Fortune) Limited, a wholly owned subsidiary of ARA Asset Management Limited (“ARA”). ARA is a real estate fund management company listed on the Main Board of the SGX-ST.

More information can be found at [www.ara-asia.com](http://www.ara-asia.com).

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