

Fortune Real Estate Investment Trust

Established in 2003, Fortune Real Estate Investment Trust ("Fortune REIT") is the first REIT to hold Hong Kong assets and is currently listed on the Main Board of The Stock Exchange of Hong Kong Limited.

Fortune REIT currently holds a portfolio of 16 private housing estate retail properties in Hong Kong and 1 neighborhood mall in Singapore, comprising approximately 3 million square feet of retail space and 2,793 car parking spaces. Deeply rooted in the communities, Fortune Malls serve the daily needs of nearby residents, students and workers.

Key Figures (As at 30 Jun 2024)

Total Valuation	HK\$ 38.7B
Portfolio Occupancy	94.8%
Gearing	24.8%
Interest Coverage	2.9 times
Effective Borrowing Cost	4.1%
Interest Cost Hedged	~62%

Stock Information (As at 30 Jun 2024)

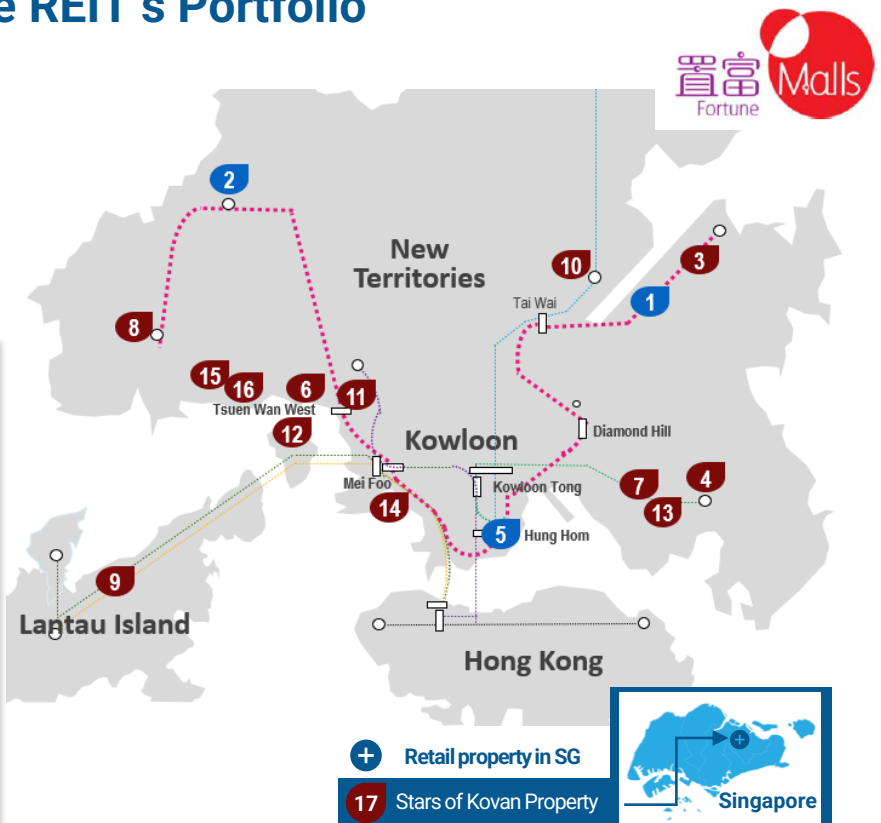
Stock Code	778.HK
Unit Price	HK\$ 3.76
NAV per unit	HK\$ 13.67
52 Week Range	HK\$ 3.41- HK\$ 5.84
Market Capitalization	HK\$ 7.6B
Distribution Payment	Semi-annually

Key Figures of Fortune REIT's Portfolio

17 Neighbourhood Malls	3 million Sq. ft. of retail space
>1,260 Well diversified tenant base	72% Non-discretionary trades

Portfolio Malls

- | | |
|----------------------|---------------------|
| 1 Fortune City One | 10 Jubilee Square |
| 2 +WOO | 11 Smartland |
| 3 Ma On Shan Plaza | 12 Tsing Yi Square |
| 4 Metro Town | 13 Centre de Laguna |
| 5 Fortune Metropolis | 14 Hampton Loft |
| 6 Belvedere Square | 15 Lido Avenue |
| 7 Laguna Plaza | 16 Rhine Avenue |
| 8 Waldorf Avenue | 17 Stars of Kovan |
| 9 Caribbean Square | |



IR 2024 Distribution

>90% Revenue From Stable Source

Payout Ratio

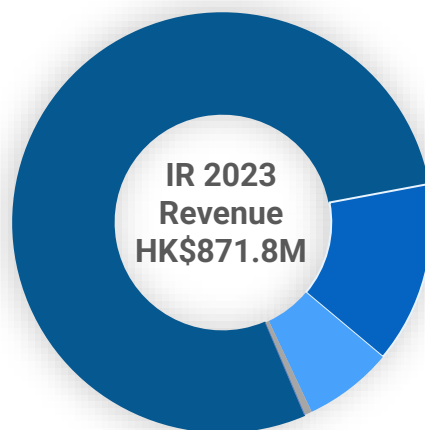
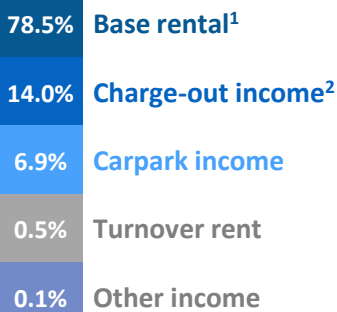
100%

Interim DPU

18.23 HK cents

Annualized
Distribution Yield³

9.7%



Notes:

1. Including license income and atrium income.
2. Charge-out income includes utilities charges and management fees etc.
3. Based on closing unit price of HK\$3.76 as at 28 Jun 2024

AEIs to Sustain Competitive Edge of Portfolio



HK\$300M for +WOO



AEIs completed in mid-2024. +WOO is now revitalized with a refreshed brand image and upgraded amenities, thereby attracting new tenants from diverse sectors



HK\$200M for Fortune Metropolis



AEIs at Fortune Metropolis shall commence in 4Q2024 to reposition the mall, enhance trade mix and optimize space efficiency

Well-positioned Trade Mix

(By Gross Rental Income)

71% from necessity trades

0.8%	Community Services
29.2%	Food & Beverages
4.9%	Homewares
25.2%	Services & Education
10.5%	Supermarkets
1.5%	Wet Markets
14.8%	Banking & Real Estate
2.1%	Electronics & IT
3.2%	Fashion & Shoes
3.7%	Gifts, Toys & Jewellery
2.2%	Entertainment & Sports
1.9%	Others

Sustainability Endeavors:



Highest 5-star rating for 3 consecutive years



DRIVING AMBITIOUS CORPORATE CLIMATE ACTION

1st HK REIT to receive SBTi approval for near term emission reduction target

SCIENCE
BASED
TARGETS



100% HK malls with green building certification (Highest Excellent rating in management aspect)

Green
Financing

62% sustainability-linked loan

Constituent of:



MSCI HK
Small Cap



Hang Seng REIT Index
Hang Seng Corporate
Sustainability Index



FTSE EPRA Nareit Global,
Developed & Developed
Asia Dividend + Indices



GPR General
Index