

Performance Table

Results Analysis for the period from 16 December 2005 (date of listing) to 31 December 2005

	<i>HK\$'000</i>
Turnover	6,483
Net property income (before landlord provision)	5,468
Net profit attributable to unitholders	239,690
Income available for distribution	29,039
Earnings per unit (HK\$)	0.19
Distribution per unit (HK\$)	N/A*

Major assets and liabilities of Prosperity REIT as at 31 December 2005

	<i>HK\$'000</i>
Investment properties	4,548,000
Secured bank loans	(1,900,000)
Net asset value	2,810,255
Net asset value per unit (HK\$) (<i>Note 19</i>)	2.26

Other information

The highest traded price during the period (HK\$)	2.90
The highest premium of the traded price to net asset value	28.3%
The lowest traded price during the period (HK\$)	2.325
The lowest premium of the traded price to net asset value	2.9%
The net yield per unit	N/A*

* Pursuant to the terms of the Trust Deed, Prosperity REIT's first distribution after the Listing Date will be for the period from the Listing Date to 30 June 2006. Accordingly, distribution for the Reporting Period will be distributed together with the distribution for the first half year of 2006 and will be paid to persons who are unitholders of Prosperity REIT as of the record date for the interim distributions for the period from 1 January 2006 to 30 June 2006. As a result, unitholders of Prosperity REIT who are not recorded as holders of units on such date will not be entitled to receive any distribution for the Reporting Period.