

Contents

2	Chairman's Statement
4	Performance Highlights
5	Trust Review
10	Prosperity REIT Portfolio
25	Management Discussion and Analysis
31	Portfolio Map
32	Directors and Senior Management Biographical Information
39	The Property Manager
41	Corporate Governance
46	Connected Party Transactions
50	Valuation Report
66	Report of the Trustee
67	Independent Auditor's Report
68	Consolidated Income Statement
69	Distribution Statement
70	Consolidated Balance Sheet
71	Consolidated Statement of Changes in Net Assets Attributable to Unitholders
72	Consolidated Cash Flow Statement
73	Notes to the Financial Statements
92	List of Subsidiaries
93	Performance Table
94	Investment Properties Portfolio
95	Corporate Information
96	Notice of Annual General Meeting