

Directors and Senior Management Biographical Information

1. CHIU Kwok Hung, Justin

Chairman and Non-executive Director of the Manager

2. LIM Hwee Chiang

Non-executive Director of the Manager

3. LIN Chung Sing, Charlie

Executive Director, CEO and Responsible Officer of the Manager

4. MA Lai Chee, Gerald

Non-executive Director of the Manager

5. LAN Hong Tsung, David

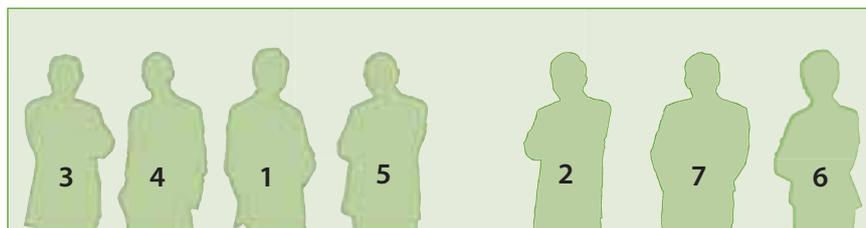
Independent Non-executive Director of the Manager

6. SNG Sow-Mei (alias Poon Sow Mei)

Independent Non-executive Director of the Manager

7. Robert Douglas POPE

Independent Non-executive Director of the Manager



The Board of the Manager is responsible for the overall governance of the Manager, including establishing goals for management and monitoring the achievement of these goals. The Board comprises seven directors, three of whom are independent non-executive directors.

Directors

CHIU Kwok Hung, Justin, Chairman of the Manager, aged 57, is also the Chairman of ARA Asset Management (Singapore) Limited, the manager of Fortune REIT and the Chairman of ARA Trust Management (Suntec) Limited, the manager of Suntec REIT. Both Fortune REIT and Suntec REIT are publicly listed on the Singapore Exchange Securities Trading Limited. Mr. Chiu is also an Executive Director of Cheung Kong (Holdings) Limited ("**Cheung Kong**"). He joined Cheung Kong in 1997 and has been an Executive Director since 2000, heading the real estate sales, leasing, marketing and property management team. He is also a Director of Al Islami Far Eastern Real Estate Fund Limited.

Mr. Chiu has more than 27 years of international experience in real estate in Hong Kong as well as other countries and is one of the most respected professionals in the property business in Hong Kong. He is also a financial columnist for two major newspapers in Hong Kong.

Prior to joining Cheung Kong, Mr. Chiu was with Hang Lung Development Company Limited for 15 years from 1979 to 1994 and Sino Land Company Limited for three years from 1994 to 1997. He was responsible for retail and commercial leasing as well as property management in those companies.

Mr. Chiu holds a Bachelor of Sociology degree and a Bachelor of Economics degree from Trent University in Canada and is a Fellow of the Hong Kong Institute of Real Estate Administration. He is also a member of the Shanghai Committee of The Chinese People's Political Consultative Conference, the People's Republic of China.

LIM Hwee Chiang, a Non-executive Director of the Manager, aged 50, is the Group Chief Executive Officer and Director of the ARA group of companies, including ARA Asset Management (Singapore) Limited, the manager of Fortune REIT, ARA Trust Management (Suntec) Limited, the manager of Suntec REIT and AmARA REIT Manager Sdn Bhd, the manager of AmFIRST REIT, which is listed on the Main Board of Bursa Malaysia Securities Berhad.

Mr. Lim has over 26 years of experience in real estate. From 1997 to 2002, Mr. Lim was an Executive Director of GRA (Singapore) Private Limited ("**GRA**"), which is a wholly-owned subsidiary of Prudential (US) Real Estate investors. From 1996 to 1997, prior to joining GRA, he was the Founder and Managing Director of The Land Managers, a Singapore-based property and consulting firm specializing in feasibility studies, marketing and leasing management in Singapore, Hong Kong, and China. Mr. Lim was also the General Manager



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of Singapore Labour Foundation Management Services Pte Ltd for five years from 1991 to 1995. Mr. Lim worked for DBS Land Limited (now known as CapitaLand Limited after its merger with Pidemco Land Pte Ltd), a public listed Singapore-based real estate development and investment company for 10 years from 1981 to 1990.

Mr. Lim holds an Engineering degree (First Class Honours), a Master of Science degree as well as a Diploma in Business Administration from the National University of Singapore. He sits on the board of Teckwah Industrial Corporation Ltd (as an independent director and a member of the audit committee) and Inter-Roller Engineering Limited, both of which are public listed companies in Singapore. He is also the Vice President of Hong Kong Singapore Business Association.

LIN Chung Sing, Charlie, an Executive Director, the Chief Executive Officer and a Responsible Officer of the Manager, aged 56. Mr. Lin has over 27 years of working experience in the real estate industry including 14 years of working experience in the U.S.

Prior to joining the Manager, Mr. Lin was an associate director and general manager of Sino Land Company Limited ("**Sino Group**") and a director of the Sino Group subsidiary Sino Estate Management Limited. While at the Sino Group, Mr. Lin was responsible for overseeing the

group's Asset Management Division which covers leasing and property management of retail, residential, office and industrial space. In addition, Mr. Lin also headed the Sino Group's subsidiary car park, estate management, security and cleaning companies.

Prior to joining the Sino Group, Mr. Lin was chief executive officer of Shanghai Gang Hong Industrial Development Company Limited from 2003 to 2004 where he oversaw the group's shopping mall development. He was also the chief executive officer of Shanghai Weicon Optics Company Limited from 2001 to 2002 where he oversaw its corporate operations and reorganisation. Prior to that, Mr. Lin was the executive director of Asia Plus Broadcast Company Limited (Hong Kong) from 2000 to 2001 where he oversaw the group's finance, administration and business development.

From 1993 to 2000, Mr. Lin was a director of Hang Lung (China) Ltd. and in charge of the development of two landmark projects in Shanghai, "The Grand Gateway" and "Plaza 66". Mr. Lin's responsibilities included overseeing the China operations and joint venture companies. His duties ranged from strategic planning, investment valuation, acquisition, business plan, project development, budgeting, financial performance, business administration, marketing, sales, leasing, property management, government coordination and public relation.

Mr. Lin started his career in the real estate industry in 1978 with the Tenants & Owners Development Corp. in San Francisco, California as a Financial Controller. In 1986, he formed Prime Realty and Development Company (also in San Francisco) and was the broker/president before moving back to Hong Kong in 1992.

Mr. Lin holds a B.S. Accounting degree from Woodbury University, Los Angeles, USA and is a Certified Property Manager (CPM), Certified Commercial Investment Member (CCIM), Certified Real Estate Brokerage Manager (CRB). Mr. Lin also holds a Hong Kong Estate Agent's (Individual) licence.

MA Lai Chee, Gerald, a Non-executive Director of the Manager, aged 39, joined the Cheung Kong Group in February 1996 and is currently a Director, Corporate Strategy Unit & Chief Manager, Corporate Business Development. He is a Director of AMTD Financial Planning Limited, iBusiness Corporation Limited, CK Communications Limited, Beijing Net-Infinity Technology Development Co. Limited, mReferral Corporation (HK) Limited and Silk Telecom Pty Limited. He is also a Non-executive Director of Ming An (Holdings) Company Limited.

Mr. Ma has over 17 years of experience in banking, investment and portfolio management, real estate development and marketing,

and managing technology related ventures.

He holds a Bachelor of Commerce degree in Finance and a Master of Arts degree in Global Business Management. He is a committee member of the Finance and Hospitality Services Committee of Caritas Hong Kong and a member of the Chancellor's Circle of the University of British Columbia, Canada.

LAN Hong Tsung, David, an Independent Non-executive Director of the Manager, aged 66, has been an Independent Non-executive Director and a member of the Audit Committee of Cheung Kong Infrastructure Holdings Limited since February 2005. He is also an Independent Non-executive Director of Hutchison Harbour Ring Limited. He is currently the Chairman of David HT Lan Consultants Ltd., and holds directorship at Nanyang Commercial Bank Ltd. as well as being Senior Advisor of Mitsui & Co. (H.K.) Ltd. Mr. Lan was the Secretary for Home Affairs of the Hong Kong Special Administrative Region Government until his retirement in July 2000. He had served as civil servant in various capacities for 39 years. He was awarded the Gold Bauhinia Star Medal (GBS) on 1 July 2000. In January 2003, he was appointed National Committee Member of the Chinese People's Political Consultative Conference of the People's Republic of China. Mr. Lan is a Chartered Secretary and a

fellow member of The Hong Kong Institute of Chartered Secretaries and The Institute of Chartered Secretaries and Administrators. He received his Bachelor of Arts degree in Economics and Law from the University of London and completed the Advanced Management Program (AMP) of the Harvard Business School, Boston.

SNG Sow-Mei (alias POON Sow Mei), an Independent Non-executive Director of the Manager, aged 65, has been appointed as Independent Non-Executive Director and member of the Audit Committee of Cheung Kong Infrastructure Limited. She is also an Independent Director of ARA Asset Management (Singapore) Limited, the manager of Fortune REIT and ARA Trust Management (Suntec) Limited, the manager of Suntec REIT. Since 2001, Mrs Sng has been the Senior Consultant (International Business) of Singapore Technologies Electronics Ltd. Concurrently she is the Advisor of InfoWave Pte Ltd. Prior to her appointment with Singapore Technologies Pte Ltd, where she was Director, Special Projects (North East Asia) in 2000 and a Consultant in 2001, Mrs. Sng was the Managing Director of CapitaLand Hong Kong Ltd for investment in Hong Kong and the region including Japan and Taiwan. In Hong Kong from 1983 to 1997, Mrs. Sng was the Centre Director and then Regional Director of the Singapore Economic Development Board and Trade Development Board respectively. She was Singapore's Trade Commissioner

in Hong Kong from 1990 to 1997. Mrs. Sng, with a Bachelor of Arts degree from the Nanyang University of Singapore, has wide experience in various fields of industrial investment, business development, strategic and financial management, especially in property investment and management. In 1996, Mrs. Sng was conferred the title of PPA (P) – Pingat Pentadbrian Awam (Perak), the Singapore Public Administration Medal (Silver).

Robert Douglas POPE, an Independent Non-executive Director of the Manager, aged 60, was the director of the Lands Department under the Hong Kong Government and the Hong Kong Special Administrative Region Government for 9 years beginning in August 1993 until he retired in May 2002. During his retirement, he has carried out a small property consultancy business advising several Hong Kong clients.

Mr. Pope joined the Government in February 1970 and was in the Lands Department for 32 years during which time he served in various posts and for several years he was a member of the Sino British Land Commission. He was also a member of the Town Planning Board, the Housing Authority, the managing board of the Land Development Corporation and the supervisory board of the Hong Kong Housing Society. Mr. Pope was awarded the Order of the British Empire (OBE) in July 1997, and the Silver Bauhinia Star Medal (SBS) in July 2002 for his meritorious and

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dedicated service to the Government particularly in the evolution of land policy.

Mr. Pope was a fellow of the Royal Institution of Chartered Surveyors and was chairman of the Hong Kong branch. He was also a fellow of the Hong Kong Institute of Surveyors of which he was a founding member.

Responsible Officers

LIN Chung Sing, Charlie is the Responsible Officer of the Manager. Details of his working experience are set out in the sub-section "Directors" above.

YIP Kam Thai is the Responsible Officer of the Manager. Mr. Yip has the experience of managing Suntec REIT and Fortune REIT in an Executive Director capacity where he supported the respective CEOs in the asset management and investment initiatives of the REIT. Mr. Yip started his career in listed Tuan Sing Holdings Limited in 1993 and was responsible for investment, lease management and marketing of the group's property portfolio in Singapore, Hong Kong and China. In 1998, he co-founded and was principal partner of Maxus Holdings Pte Ltd ("**Maxus**"), a boutique property consultancy firm specializing in investment brokerage, and collaborating with international consultancies or local developers on leasing and project marketing work in Singapore. Thereafter, Mr. Yip became the Chief Operating Officer of a joint venture company between

listed YTL Corporation Berhad and listed Sun Business Network Ltd in 2000 to develop, market and deploy the online real estate system created by Maxus to real estate companies throughout Asia. In 2003, Mr. Yip was the Vice President of Sun Business Network Ltd in charge of business development in China. Mr. Yip holds a Bachelor of Science (Estate Management) Honours degree from the National University of Singapore.

ANG Meng Huat, Anthony is the Responsible Officer of the Manager. Mr. Ang is the Director, Business and Corporate Development of the ARA group. Mr. Ang has 25 years of experience in international marketing and business development, general and operational management in manufacturing, venture capital and real estate fund management. Mr. Ang was the Executive Vice President of GIC Real Estate Pte Ltd (GICRE) where he was responsible for all corporate developments and services for GICRE's worldwide operations. Mr. Ang's other professional experiences included senior positions as the Executive Director of Majulah Connection Limited, a global business networking organization; Senior Vice President of Vertex Management, a leading global venture capital company; Executive Director and Group General Manager of Armstrong Industrial Corporation Limited, a Singapore listed group with over 15 regional manufacturing operations in several Asian countries. Mr. Ang started his career with the Singapore Economic Development Board where

he served for 14 years, including 6 years in the USA as the Regional Director of their North American operations. Mr. Ang graduated with a MBA in 1982 from the European Institution of Business Administration (INSEAD) on a scholarship from the Singapore and French governments. He completed his B. Sc. (Mechanical Engineering) with First Class Honours from the Imperial College, London in 1979. He is a fellow of the Chartered Management Institute. Mr. Ang sits on the boards of Armstrong Industrial Corporation Limited and Ei-Nets Limited, both of which are public listed companies in Singapore.

Executive Officers

LIN Chung Sing, Charlie is the Chief Executive Officer of the Manager. Details of his working experience are set out in the sub-section "Directors" above.

The Chief Executive Officer of the Manager is responsible for working with the Board to determine the strategy for Prosperity REIT. The Chief Executive Officer works with the other members of the Manager's management team to ensure that Prosperity REIT is operated in accordance with the Manager's stated investment strategy. Additionally, the Chief Executive Officer is responsible for planning the strategic development of Prosperity REIT and the day-to-day operations of the Manager. He supervises the Manager's management team to ensure that Prosperity REIT operates

in accordance with the stated strategy, policies and regulations.

WONG Lai Hung is the Senior Manager, Asset and Investment Management, of the Manager. She is responsible for formulating the business plans of Prosperity REIT's properties with short, medium and long-term objectives, and with a view of maximizing the rental income of Prosperity REIT via active asset management. She is also responsible for identifying and evaluating potential acquisitions or investments consistent with Prosperity REIT's investment strategy.

Ms. Wong has 12 years of experience in the industry. Prior to joining the Manager, she was the Deputy Manager (Leasing) for New World Development Company Limited responsible for the marketing of office and industrial buildings and overseeing the Landlord profit and loss account.

Prior to that, Ms. Wong worked in the Leasing Department of Cheung Kong from 1997 to 2004 and was the Assistant Leasing Manager from 2003 to 2004. Her duties with Cheung Kong included marketing of commercial projects. Among the projects handled by Ms. Wong were the marketing of three buildings of The Properties: Modern Warehouse, Prosperity Center and Trendy Centre.

Ms. Wong began her career with Yaohan Department Store (HK) Limited as an Assistant Executive Officer in the Development Department where she was involved in handling the lease negotiation for new stores and tenancy renewals for existing stores. From 1995 to 1997, she was an Administrative Officer with Goodwill Management Limited (a wholly-owned subsidiary of Henderson Land Development Co. Ltd). Ms. Wong had also worked in Jardine Matheson & Co Limited as an Assistant Property Manager before moving on to work with Cheung Kong.

Ms. Wong holds a Bachelor of Arts degree from the Chinese University of Hong Kong, a Postgraduate Certification in HK Law from City University of Hong Kong and a Diploma in Property Development from SPACE, University of Hong Kong.

CHEUNG Kin Wah, Samuel is the Finance Manager of the Manager. He is primarily responsible for the financial management and compliance issues of Prosperity REIT. He has over 13 years of experience in audit and finance areas.

From 2000 to 2006, Mr. Cheung was the Chief Financial Controller and Company Secretary of Joynn Holdings Limited, a company listed on the Singapore Stock Exchange. He was in charge of the accounting and

finance functions of the group. He also performed company secretarial duties to ensure compliance with all legal and listing requirements and helped to ensure proper corporate governance. Mr. Cheung also helped to manage Joynn's Initial Public Offering in Singapore and was responsible for helping with the spinning-off of one associate company on the Hong Kong Stock Exchange's Growth Enterprise Market.

Prior to joining Joynn, Mr. Cheung served as an auditor with Messrs. Ernst & Young (Hong Kong) from 1995 to 2000 and also with Messrs. Kwan, Wong, Tan & Fong (which has since merged with Deloitte Touche Tohmatsu) from 1993 to 1994.

Mr. Cheung is a Certified Public Accountant in Hong Kong and a fellow of the Association of Chartered Certified Accountants. He is also an associate of the Hong Kong Institute of Certified Public Accountants, and of the Taxation Institute of Hong Kong. He graduated from Lingnan University with an Honours diploma in Accountancy in 1993.

YU Linna is the Investor Relations Manager of the Manager. She is primarily responsible for the development of public relations strategies and the management of all communications with the investors of Prosperity REIT. Miss Yu has six years of experience in the finance industry.

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Prior to joining the Manager, Miss Yu worked for Standard & Poor's Investment Services as Financial Journalist from 2002 to 2006. During that period, she assisted in the stock research of financial institutions (real estate, banking) across Asia, focusing primarily on the Hong Kong market. She also offered daily analysis on the region's equity markets (China, Taiwan, Japan, Korea) and provided views on the latest stock movements.

Miss Yu started her financial career in 2000 with Infocast Financial Newswire as a reporter. Her main duties were to report on Hong Kong's financial and economic news and to conduct interviews with company management. Miss Yu holds a Master of Journalism degree from the University of Wollongong, Australia.

CHIN Wai Yan, Ally is the Internal Auditor of the Manager. She is responsible for reviewing the accuracy and completeness of the records of operations and transactions of Prosperity REIT, and the proper functioning of the Manager's internal control system.

Prior to joining the Manager, Miss Chin was the Senior Internal Auditor of Lotus International Limited from 2005 to 2006. She was responsible for formulating and executing annual audit plan, performing operational and financial audit reviews and risk assessments on various key business processes, as well as internal control reviews and other consulting assignments within the group.

Prior to that, Miss Chin worked for Ernst & Young's Assurance & Advisory Business Services Department from 2001, where she was responsible for providing assurance services and conducting audit engagements to examine and attest clients' financial statements.

Miss Chin holds a Bachelor of Accounting and Finance degree from the University of Hong Kong. She is a member of the Hong Kong Institute of Certified Public Accountants and a Certified Internal Auditor with The Institute of Internal Auditors.

AU Ka Yee, Irene is the Legal & Compliance Manager of the Manager (effective from 19 March 2007). She is responsible for ensuring that the Manager complies with the Trust Deed, the REIT Code, the Listing Rules, the rules and regulations of the Stock Exchange (where applicable), the SFO, and other applicable laws, regulations and rules. She is also responsible for overseeing all legal issues arising from the operation of the Manager.

Prior to joining the Manager, Miss Au was a solicitor in private practice for over eight years. She holds a Bachelor of Laws degree and Postgraduate Certificate in Laws. Apart from being a solicitor of Hong Kong Special Administrative Region, she is also an associate of the Chartered Institute of Arbitrators, East Asia Branch.