

Performance Table

Results Analysis for the year ended 31 December 2006

	Year ended 31 December 2006 HK\$'000	Period from 16 December 2005 to 31 December 2005 HK\$'000
Gross rental from investment properties	180,349	6,483
Net property income	167,535	814
Profit for the year/period, before transactions with unitholders	310,744	239,690
Income available for distribution	151,549	29,039
Earnings per unit (HK\$)	0.25	0.19
Distribution per unit (HK\$)	0.1201	0.0231 ¹

Major assets and liabilities of Prosperity REIT as at 31 December 2006

	31 December 2006 HK\$'000	31 December 2005 HK\$'000
Investment properties	4,864,000	4,548,000
Secured bank loans, excluding origination fees	(1,790,000)	(1,900,000)
Net asset value	2,967,748	2,810,255
Net asset value per unit (HK\$) (Note 20)	2.38	2.26
Other Information		
The highest traded price during the year/period (HK\$)	2.475	2.90
The highest premium of the traded price to net asset value	4.0%	28.3%
The lowest traded price during the year/period (HK\$)	1.59	2.325
The lowest premium/(discount) of the traded price to net asset value	(33.2%)	2.9%
The net yield per unit based on market price at the end of year	7.1%²	N/A ¹

1. Pursuant to the terms of the Trust Deed, Prosperity REIT's first distribution after the Listing Date was for the period from the Listing Date to 30 June 2006. The distribution was paid to unitholders of Prosperity REIT on 20 October 2006 together with the distribution for the half year ended 30 June 2006. As there were only 16 days for the period ended 31 December 2005, no annualized net yield per unit was presented.

2. Based on the distribution for the year ended 31 December 2006 and the closing market price as at 31 December 2006.