

Investor Newsletter

Issue 9
May 2015

Landmark year with major acquisition and refinancing completed

2014 was a landmark year for Prosperity REIT. The acquisition of 9 Chong Yip Street, our first major acquisition, was successfully completed. Together with the successful refinancing of the bank loan facilities, we are all ready to capture growth opportunities.

During the Reporting Year, distributable income increased 10.7% year-on-year to HK\$231.4 million as a result of the additional income from 9 Chong Yip Street and the solid performance across Prosperity REIT's entire portfolio. The REIT Manager is pleased to announce a total distribution per unit DPU of HK\$0.1630, representing a rise of 9.0% YoY and an attractive distribution yield of 6.2%.

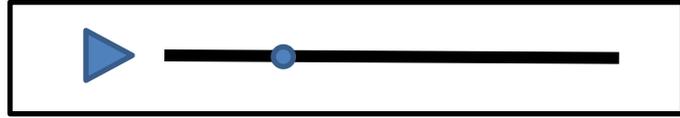
For more information, please refer to our [announcement](#) and [presentation](#).



Radio Interview with Uncle Six

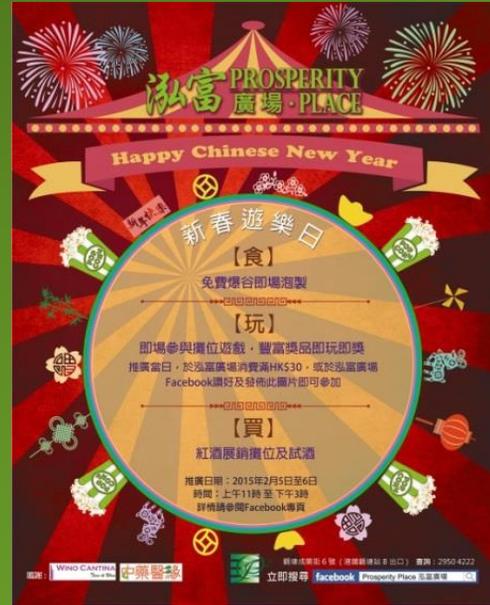
We had a radio interview with a well-known stock commentator “Uncle Six”. We discussed on the REIT’s investment merits, especially the stable nature of its distribution, property upgrading opportunities from the industrial revitalization scheme, and the benefits gained from the development of Kowloon East.

Click to Play



Prosperity Place Promotion Activities

In order to promote the retail / service trade tenants in Prosperity Place, we hosted a mini carnival, including sales booth, free popcorn and tenant video promotion to interact with customers. The event was very successful and drawn more foot traffic.



Make a Fairy Garden II



This is the second time we joined with Evangelical Lutheran Church of Hong Kong to organize the “Make a Fairy Garden II” educational event at Prosperity Place for a group of primary school children from low income families. Children learned about the green elements at Prosperity Place and also created beautiful pots of plants in a plant jamming workshop with our volunteering team. We are happy to provide an enjoying and educational experience for the children.



Tenant Events



We started the Year of the Goat by organizing lion dance and fireworks night at our properties, wishing our tenants a prosperous year ahead.



Research Coverage

Prosperity REIT is covered by five major research houses. Target prices and ratings are as follows.

Research House	Target Price (HK\$)	Rating
AMTD	2.95	Buy
Daiwa	3.42	Buy
DBS Vickers	3.23	Buy
Kim Eng	3.15	Hold
Macquarie	2.88	Neutral

Unit Data

(as at 31 March 2015)

Closing Price	HK\$2.82
Market Cap	HK\$4.0 billion (US\$514.8 million)
Issued Units	1,423,889,157
Yield	5.8%

For enquiries, please contact:

Units 5508-10, 55/F, The Center, 99 Queen's Road Central, Hong Kong

Tel: +852 2169 0928

Fax: +852 2169 0968

www.prosperityreit.com

www.ara-asia.com

Disclaimer

The information contained in this document is not intended to provide, and you may not rely on this document as providing, a complete or comprehensive analysis of Prosperity REIT's financial or trading position or prospects. The past performance of Prosperity REIT is not necessarily indicative of the future performance of Prosperity REIT and nothing contained in this document is, or shall be relied on, as a promise or forecast as to the future.

Prosperity REIT, the REIT Manager, or any of its directors, officers, employees, agents or advisors make no representation or warranty as to the accuracy, suitability or completeness of the information contained in this document and none of Prosperity REIT, the REIT Manager, nor any of its directors, officers, employees, agents or advisors shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising from any use of this document or its contents or otherwise arising in connection with this document.

This document does not constitute an offer or invitation to sell, acquire, purchase or subscribe for any units or other securities of Prosperity REIT in Hong Kong or in any other jurisdiction and no part of it shall form the basis of or be relied upon in connection with any contract, commitment or investment decision in relation thereto.