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Prosperity Real Estate Investment Trust

(a Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))

(Stock Code: 808)



ARA Asset Management (Prosperity) Limited

ADJUSTMENT AND FINAL PAYMENT FOR DISPOSAL OF HARBOURFRONT LANDMARK PROPERTY

The Board of the REIT Manager announces that the final Consideration for the disposal of Harbourfront Landmark Property (through its holding company) determined in accordance with the terms of the Share Purchase Agreement is HK\$877,378,462.92, which is the same as that paid by the Purchaser as Initial Payment at Completion.

Reference is made to the announcements dated 20 January 2017 and 3 March 2017 made by Prosperity Real Estate Investment Trust ("**Prosperity REIT**") in relation to the disposal of Harbourfront Landmark Property (through its holding company) by Prosperity REIT. Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the announcement dated 20 January 2017.

Completion of the disposal of Harbourfront Landmark Property (through its holding company) pursuant to the terms of the Share Purchase Agreement took place on 3 March 2017.

The Purchaser had paid the sum of HK\$877,378,462.92 to Prosperity REIT at Completion, this being the Initial Payment determined by reference to the Pro Forma Completion Statement prepared in accordance with the Share Purchase Agreement.

The Board of the REIT Manager wishes to announce that the Completion Statement has been finalised and agreed between the Purchaser and the REIT Manager on 5 May 2017 in accordance with the procedures set out in the Share Purchase Agreement. Having taken into account the Adjusted NAV set out in the Completion Statement, the final Consideration for the disposal of Harbourfront Landmark Property (through its holding company) is HK\$877,378,462.92, which is the same as that paid by the Purchaser as Initial Payment at Completion.

A break-down of the final Consideration is set out in the table below.

Disposal Amount	Adjusted NAV (as set out in the Completion Statement)	Final Consideration
HK\$885,741,500.00	HK\$8,363,037.08	HK\$877,378,462.92

As the Adjusted NAV set out in the Completion Statement (being HK\$8,363,037.08) is the same as the Adjusted NAV set out in the Pro Forma Completion Statement, neither the Purchaser nor Prosperity REIT is required to make further payment to the other Party as Final Payment under the terms of the Share Purchase Agreement.

This announcement is made pursuant to paragraph 10.3 of the REIT Code.

By order of the Board
ARA ASSET MANAGEMENT (PROSPERITY) LIMITED
 (as manager of Prosperity Real Estate Investment Trust)
Wong Lai Hung, Mavis
Executive Director and Chief Executive Officer

Hong Kong, 8 May 2017

The Directors of the REIT Manager as at the date of this announcement are Dr. Chiu Kwok Hung, Justin (Chairman), Mr. Lim Hwee Chiang and Mr Ma Lai Chee, Gerald as Non-executive Directors; Ms. Wong Lai Hung, Mavis as Executive Director; Dr. Lan Hong Tsung, David, Mrs. Sng Sow-Mei (alias Poon Sow Mei) and Mr Wong Kwai Lam as Independent Non-executive Directors.