PROSPERITY REIT 泓富產業信託

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)

Managed by

ESR Asset Management (Prosperity) Limited

ELECTION OF PAYMENT METHOD OF MANAGER'S FEE BY WAY OF CASH AND UNITS IN PROSPERITY REAL ESTATE INVESTMENT TRUST

The REIT Manager has made an election to receive the Base Fee in respect of the Initial Properties and the Additional Properties of Prosperity REIT by way of 10% in cash and 90% in Units and the Variable Fee in respect of the Initial Properties and the Additional Properties of Prosperity REIT by way of 30% in cash and 70% in Units for the year ending 31 December 2026.

Pursuant to the terms of the deed of trust constituting Prosperity REIT dated 29 November 2005, as amended, supplemented and/or restated from time to time (the "**Trust Deed**"), ESR Asset Management (Prosperity) Limited (the "**REIT Manager**") is entitled to receive the Base Fee (as defined in the Trust Deed) and the Variable Fee (as defined in the Trust Deed) in respect of any real estate of Prosperity REIT. The Base Fee and Variable Fee referable to the real estate acquired by Prosperity REIT in respect of the initial public offering of Prosperity REIT (the "**Initial Properties**") and any real estate other than the Initial Properties (the "**Additional Properties**") for the year ending 31 December 2026 shall be paid to the REIT Manager in the form of cash and/or units of Prosperity REIT ("**Units**"), as the REIT Manager may elect.

The REIT Manager shall make the aforesaid election for the payment of the Base Fee and the Variable Fee in cash and/or Units, and the respective percentages of the Base Fee and the Variable Fee to be paid in cash and/or in Units, annually on or before 15 January of each year, by way of notice in writing to the trustee of Prosperity REIT (the "**Trustee**") and an announcement to unitholders of Prosperity REIT.

On 2 December 2025, the REIT Manager notified the Trustee in writing that it has made an election (the "**Election**") to receive the Base Fee in respect of the Initial Properties and the Additional Properties of Prosperity REIT by way of 10% in cash and 90% in Units and the Variable Fee in respect of the Initial Properties and the Additional Properties of Prosperity REIT by way of 30% in cash and 70% in Units for the year ending 31 December 2026.

Pursuant to the terms of the Trust Deed, the Election is irrevocable during the calendar year in respect of which it was made. In the event that the REIT Manager fails to make such an election in the following year, the Election (being the most recent valid election made by the REIT Manager in a prior year) shall apply.

This announcement is made pursuant to Clause 14.1 of the Trust Deed and paragraph 10.3 of the REIT Code.

By order of the board of directors of
ESR Asset Management (Prosperity) Limited
(as manager of Prosperity Real Estate Investment Trust)
Wong Lai Hung
Executive Director and Chief Executive Officer

Hong Kong, 2 December 2025.