

# Final Results

*For the year ended 31 December 2025*

**March 2026**

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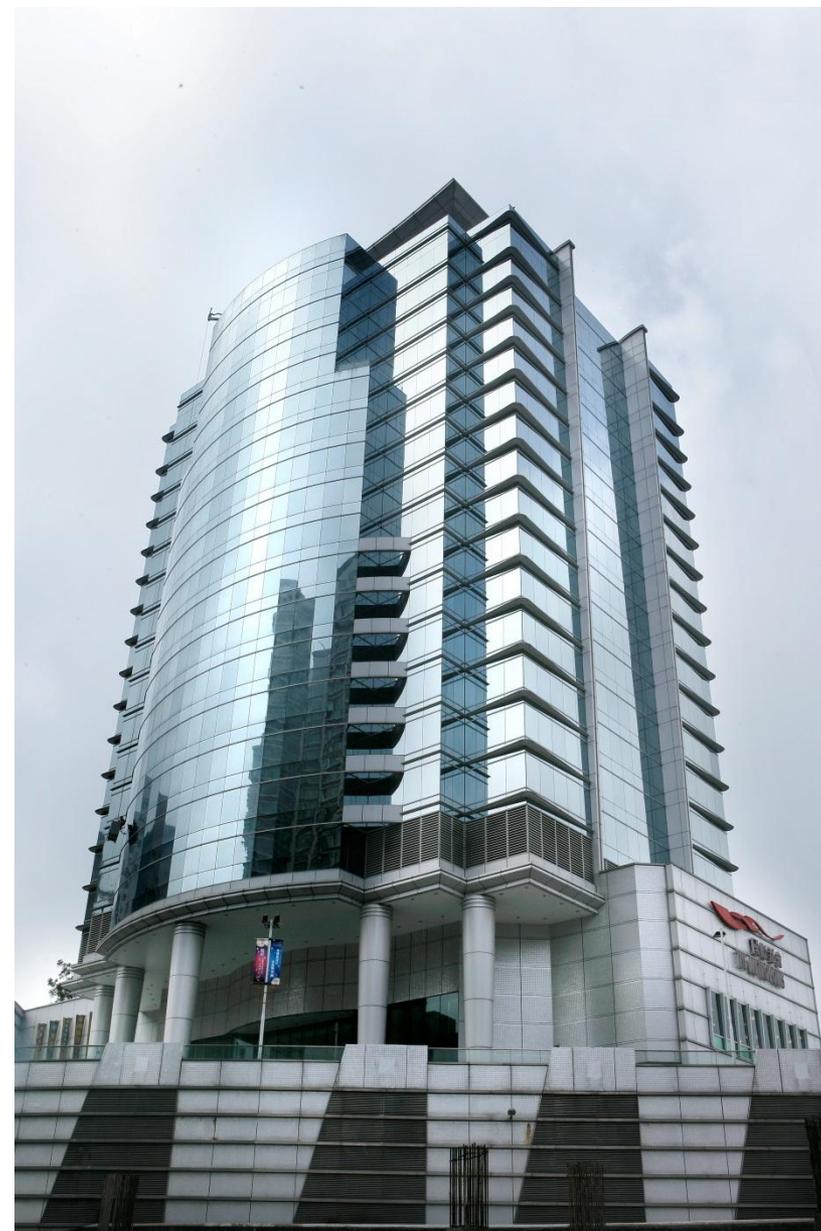
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# Results Highlights

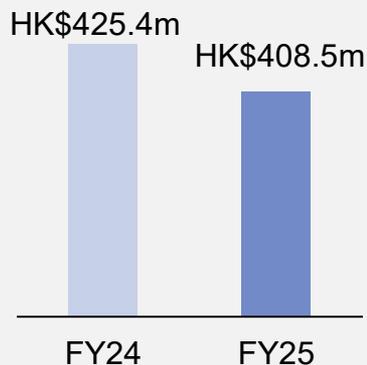


*The Metropolis Tower*

# 1. Financials

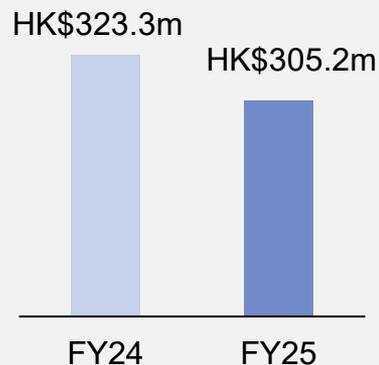
## Revenue

▼ 4.0%



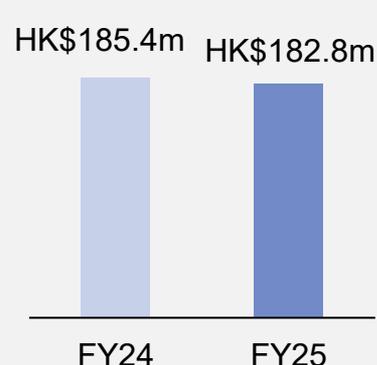
## Net Property Income

▼ 5.6%



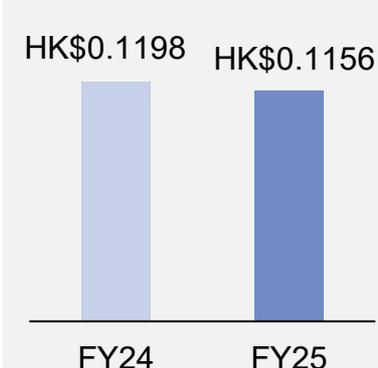
## Distributable Income

▼ 1.4%



## Distribution Per Unit

▼ 3.5%



## Tenant Retention Rate

68.3%

## Occupancy Rate (as at 31 Dec 2025)

94.7%

## Cost-to-revenue Ratio

25.3%

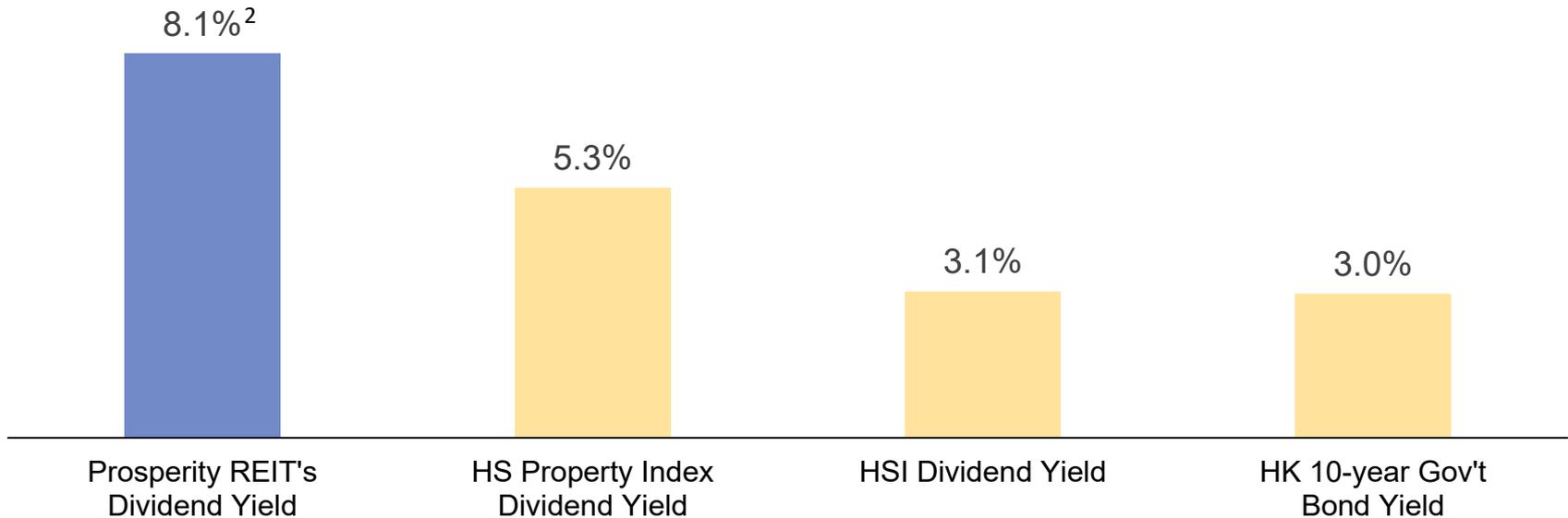
## Average Effective Unit Rent

HK\$20.78  
psf

## 2. Returns

- 100% payout ratio and almost 170%<sup>1</sup> total return since listing.
- 20-year track record as resilient investment tool amid different market conditions – steady topline revenue, prudent financial performance and disciplined capital management.

### Attractive yield



Notes:

1. Distribution reinvested; up to 31 Dec 2025
2. Based on FY25 DPU of HK\$0.1156 and closing unit price of HK\$1.43 as at 31 Dec 2025.

Source: Bloomberg, Hang Seng Indexes Company Limited and Hong Kong Monetary Authority

# Financial Review



*Prosperity Millennia Plaza*

# 1. Income Statement

(HK\$'000)	FY25	FY24
Revenue	408,501	425,368
Total property operating expenses	(103,252)	(102,061)
<b>Net property income</b>	<b>305,249</b>	<b>323,307</b>
Other income	2,077	286
Manager's fee	(46,620)	(48,147)
Trust and other expenses	(7,503)	(7,128)
Change in fair value of investment properties	(348,522)	(177,858)
Finance costs		
• Change in fair value of derivative financial instruments	(26,441)	(12,512)
• Interest expense	(103,068)	(120,060)
<b>Loss before taxation</b>	<b>(224,828)</b>	<b>(42,112)</b>
Taxation	(26,739)	(32,524)
<b>Loss for the year</b>	<b>(251,567)</b>	<b>(74,636)</b>
<b>Distributable income<sup>1</sup></b>	<b>182,798</b>	<b>185,415</b>
<b>DPU (HK\$)</b>	<b>0.1156</b>	<b>0.1198</b>

Revenue and NPI fell by 4.0% and 5.6% respectively mainly due to the pressure from both vacancy and rental levels at Prosperity Millennia Plaza in Island East.

Change in fair value of interest rate swaps.

Interest expense decreased by 14.2% due to lower HIBOR traded.

Note:

1. After adjustments for (i) manager's fee paid/payable in units; (ii) change in fair value of investment properties and derivative financial instruments; (iii) non-cash finance costs; and (iv) deferred tax

## 2. Financial Position

	As at 31 Dec 2025	As at 31 Dec 2024	Change
Total assets (HK\$m)	9,284.5	9,628.7	-3.6%
Borrowings <sup>1</sup> (HK\$m)	2,437.1	2,403.3	1.4%
Other liabilities (HK\$m)	562.3	549.2	2.4%
Net assets (HK\$m)	6,285.1	6,676.2	-5.9%
NAV per unit (HK\$)	3.97	4.31	-7.9%
Gearing ratio <sup>2</sup>	26.4%	25.1%	1.3% <sup>3</sup>

All bank loan facilities are unsecured with no investment properties pledged.

Interest Cost<sup>4</sup>  
Fixed : Floating  
60% : 40%

Healthy balance sheet enable us to withstand market volatilities and allow for growth opportunities.

Notes:

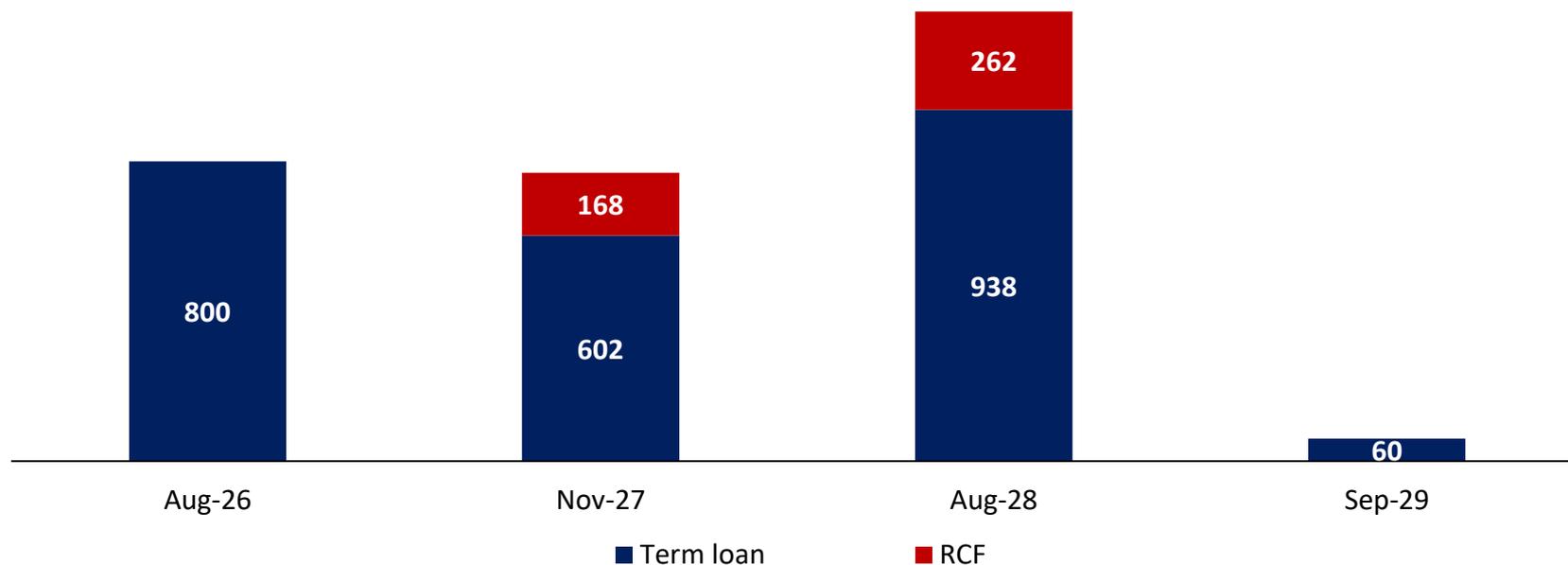
1. Including bank facility origination fees of HK\$17.9m (31 Dec 2024: HK\$16.7m), and RCF of HK\$55m (31 Dec 2024: HK\$20m)
2. Total borrowings excluding bank facility origination fees / total assets
3. Absolute change
4. Excluding RCF

# 3. Capital Management

- Total debt facilities amount to HK\$2,830M with evenly spread maturity profile.
- HK\$800M debt facility expiring in Aug-26 is under discussion with banks.
- All debt facilities are sustainability-linked.
- Interest coverage ratio is 3.2 times.<sup>1</sup>

## Debt Maturity Profile (HK\$'M)

Finance cost: HIBOR + Margin ranging from 1.00% to 1.35%



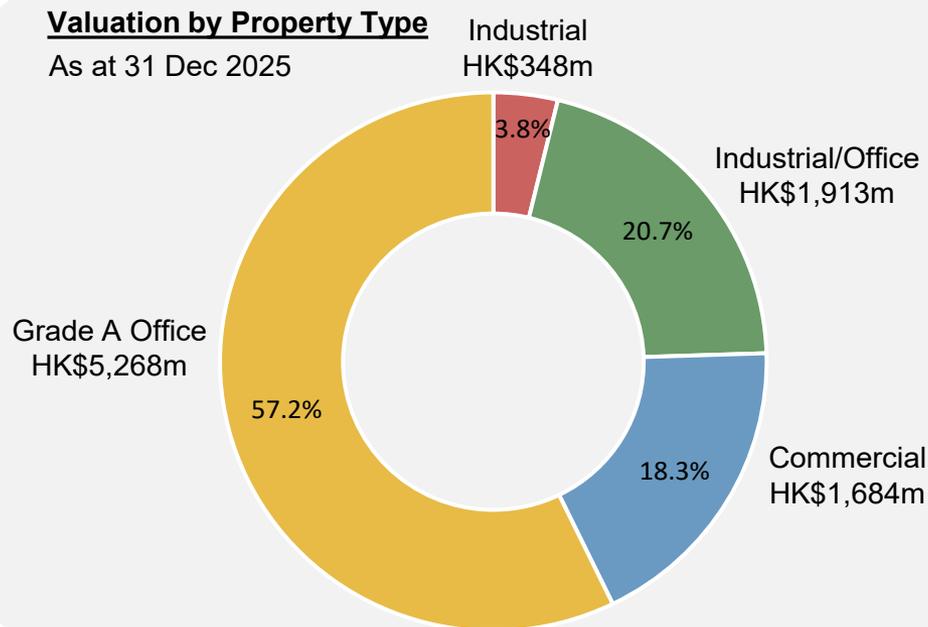
Note:

1. For the year ended 31 Dec 2025

# 4. Portfolio Valuation

## Valuation by Property Type

As at 31 Dec 2025



- Balanced portfolio with Grade A office, commercial, industrial/office and industrial buildings all in Hong Kong.
- Portfolio valuation at HK\$9,213m, down 3.5% compared to 31 Dec 2024.
- Portfolio capitalization rate unchanged at 3.9%, range from 3.7% to 4.3%.

(HK\$m)	31 Dec 2025	31 Dec 2024	Change
<b>The Metropolis Tower</b>	2,534	2,622	-3.4%
<b>Prosperity Millennia Plaza</b>	1,874	1,996	-6.1%
<b>9 Chong Yip Street</b>	860	917	-6.2%
<b>Prosperity Place</b>	1,684	1,700	-0.9%
<b>Trendy Centre</b>	1,079	1,105	-2.4%
<b>Prosperity Center (portion)</b>	834	851	-2.0%
<b>New Treasure Centre (portion)</b>	348	356	-2.2%
<b>Portfolio</b>	<b>9,213</b>	<b>9,547</b>	<b>-3.5%</b>

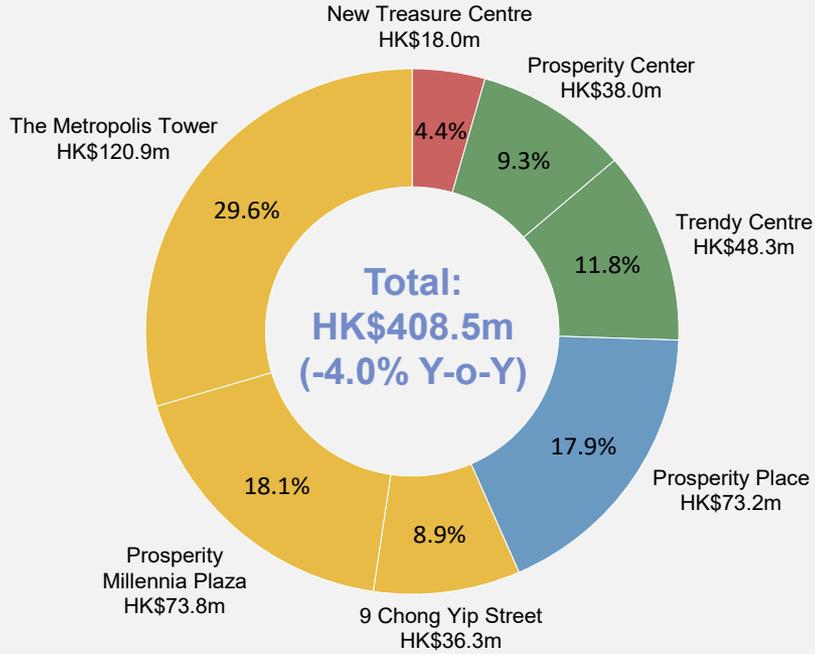
# Operations Review

***9 Chong Yip Street***



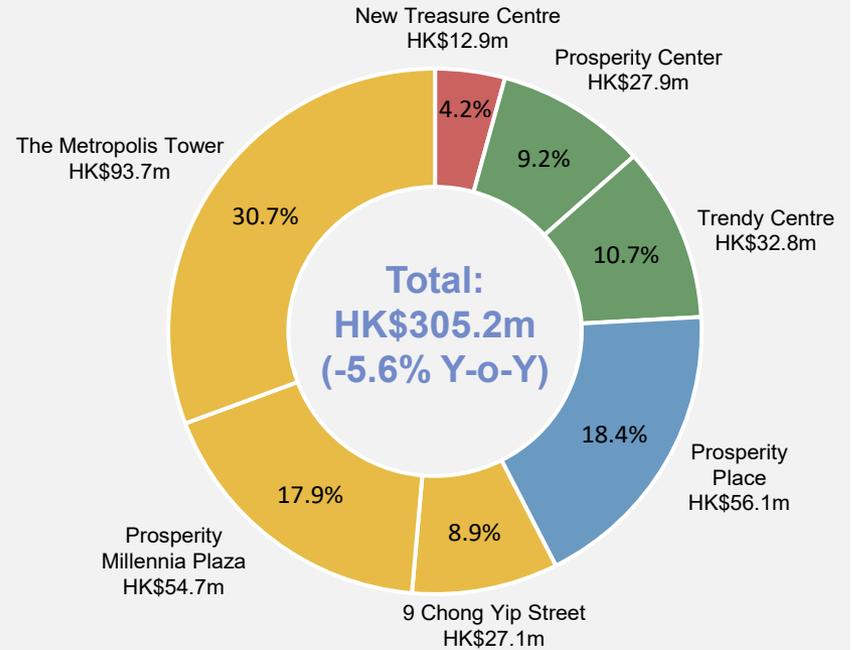
# 1. Property Income

## Revenue



- -9.3% rental reversion rate across the portfolio.
- Portfolio average effective unit rent was HK\$20.78 psf (-4.5% Y-o-Y).

## Net Property Income (NPI)



- Enhanced landlord provisions for new lettings accelerate decision-making process by prospective tenants, given a lower capex incurred in their relocation.
- Cost-to-revenue ratio was 25.3%.

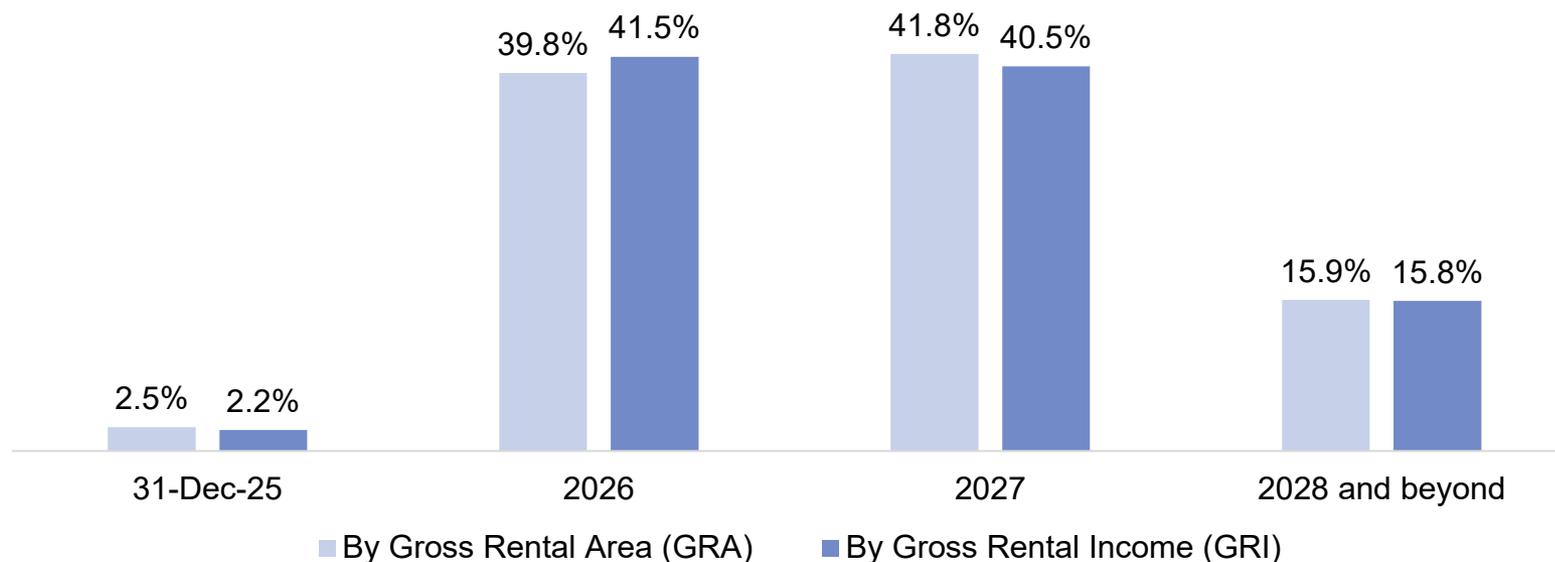
## 2. Occupancy Rates

(As at 31 Dec 2025)

The Metropolis Tower	97.6%
Prosperity Millennia Plaza	89.7%
9 Chong Yip Street	94.8%
Prosperity Place	95.8%
Trendy Centre	93.3%
Prosperity Center (portion)	94.4%
New Treasure Centre (portion)	98.5%
<b>Portfolio</b>	<b>94.7%</b>

# 3. Lease Expiry Profile

## Portfolio Lease Expiry Profile as at 31 Dec 2025



### Expiry Profile as at 31 Dec 2025

Period	By Gross Rental Area	By Gross Rental Income
	% of Total	% of Total
31 Dec 2025 & 2026	42.3%	43.7%
2027	41.8%	40.5%
2028 and beyond	15.9%	15.8%

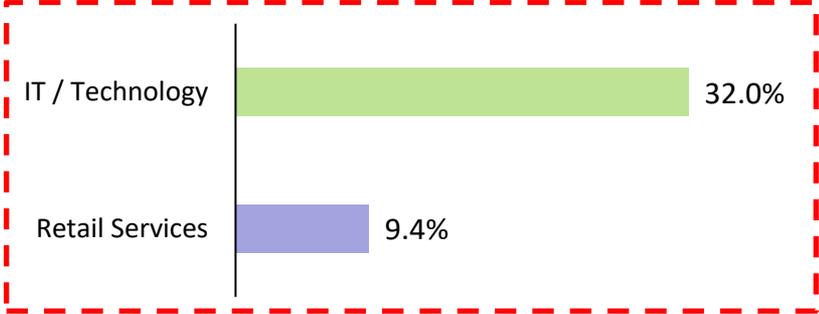
# 4. Solid Tenant Base Foster Resilient Performance

- P-REIT has a well-balanced tenant base spanning across multiple industries.
- Low tenant concentration risk with no individual tenant contributed more than 2.5% of portfolio GRA or GRI.
- In FY25, IT / Technology and retail services trades share around 40% of portfolio trade mix and new letting GRA.
- Enhanced landlord provisions led to approx. 20% increase in new letting GRA, supporting stable occupancy rate and rental income.



**Around 40%**

**FY25 New Letting Major Trades by GRA**



- IT / Technology
- Manufacturing / Trading
- Finance / Investment
- Logistics
- Others
- Retail Services
- Consultancy / Research
- Advertising / Media
- Textile / Garment

# ESG Achievements

Green Building Certificates	Green Recognitions
<ul style="list-style-type: none"> <li>✓ BEAM Plus (Comprehensive), Platinum                             <ul style="list-style-type: none"> <li>- Prosperity Place</li> <li>- The Metropolis Tower</li> <li>- Prosperity Millennia Plaza</li> </ul> </li>   <li>✓ BEAM Plus (Energy Use), Excellent                             <ul style="list-style-type: none"> <li>- Prosperity Millennia Plaza</li> </ul> </li>   <li>✓ BEAM Plus (Management), Excellent                             <ul style="list-style-type: none"> <li>- Portfolio base</li> </ul> </li>   <li>✓ WELL Certificate, Platinum                             <ul style="list-style-type: none"> <li>- Prosperity Millennia Plaza</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>✓ GHG reduction targets approved by SBTi                             <ul style="list-style-type: none"> <li>- 2030 targets (vs. 2021 base)                                     <ul style="list-style-type: none"> <li>• Scope 2 - ↓ 42%</li> <li>• Scope 3 - ↓ 25%</li> </ul> </li> <li>- Long term 2050 targets in line with net-zero</li> </ul> </li>   <li>✓ Five-star rating, “A” ranking for public disclosure and Green Star in GRESB</li>   <li>✓ Sustainalytics ESG Risk Rating “Negligible Risk”</li>   <li>✓ HKQAA Hong Kong Green and Sustainable Finance Awards                             <ul style="list-style-type: none"> <li>- Outstanding Award for Green and Sustainable Loan Issuer (Real Estate Investment Trust)</li> <li>- Pioneering Award for ESG Disclosure Contribution</li> <li>- Visionary Blueprint Towards Net-Zero</li> </ul> </li> </ul>



# Key Takeaways



*Prosperity Place*

# Key Takeaways

## 1. Full year distribution per unit (DPU) decreased by 3.5% Y-o-Y

- Savings in finance cost resulting from lower HIBOR partly offsetted the mild decline in rental income.
- Distribution yield of 8.1%<sup>1</sup>.
- Maintained 100% payout ratio since listing.

## 2. Revenue and NPI decreased by 4.0% and 5.6% Y-o-Y respectively. Portfolio occupancy rate remained solid at 94.7%

- Revenue and NPI decline mainly due to the pressure from both vacancy and rental levels at Prosperity Millennia Plaza in Island East.
- Our portfolio's diversified property types, coupled with low tenant concentration, mitigate risk and foster stable performance.
- Enhanced landlord provisions for new letting premises accelerate decision-making process by prospective tenants, given a lower capex incurred in their relocation.
- Cost-to-revenue ratio was 25.3%.

## 3. Prudent capital management

- Gearing ratio at 26.4% and hedging ratio at 60%.
- HK\$800M debt facility expiring in Aug-26 is under discussion with banks.

## 4. Sustainability initiatives

- First Hong Kong REIT with debt facilities fully sustainability-linked since 2022.
- The whole portfolio is green-certified. Prosperity Millennia Plaza achieved “Double Platinum” status with highest “Platinum” ratings under both BEAM Plus Comprehensive Scheme and WELL certification.
- Near-term and net-zero GHG reduction targets approved by SBTi.

## 5. Outlook

- 20-year track record as resilient investment tool amid different market conditions – steady topline revenue, prudent financial performance and disciplined capital management.
- Consistent with the Hong Kong Grade A office market, spot rents at some of our properties are showing a sign of gradual stabilization.
- Prosperity REIT benefits from close proximity to major transportation links and green and smart-building enhancements.
- The Metropolis Tower, our flagship asset, leverages on prime location adjacent to Hung Hom MTR interchange station for Tuen Ma and East Rail lines.
- Our portfolio capitalizes on strong foothold in Kowloon East CBD2 — Hong Kong's largest commercial hub with high-spec and value-for-money office space, alongside vibrant shopping malls and recreational facilities.

Note:

1. Based on FY25 DPU of HK\$0.1156 and closing unit price of HK\$1.43 as at 31 Dec 2025.

# Appendix

# Key Milestones since IPO



Listed on Hong Kong Stock Exchange with 7 properties

Acquired 9 Chong Yip Street for approx. HK\$1 billion, expanding our portfolio size by 11.2%

Disposed of Harbourfront Landmark Property for approx. HK\$0.88 billion, 49.1% premium over valuation

Unit buyback to return capital to unitholders and enhance NAV

First Green and Transition Loan in Hong Kong real estate industry



Acquired strata units and floors in Prosperity Center

Revitalized Prosperity Place from industrial/office use to commercial use under Government's Revitalization Scheme at nil waiver fee

Inclusion in FTSE EPRA Nareit Global Real Estate Developed Index

Maiden sustainability-linked interest rate swap with DBS

First HK REIT with debt facilities fully sustainability-linked

GHG reduction targets approved by SBTi



# Portfolio Map

<b>The Metropolis Tower (MT)</b>	<b>1</b>	<b>Trendy Centre (TC)</b>	<b>5</b>
GRA: 271,418 sq. ft.		GRA: 173,764 sq. ft.	

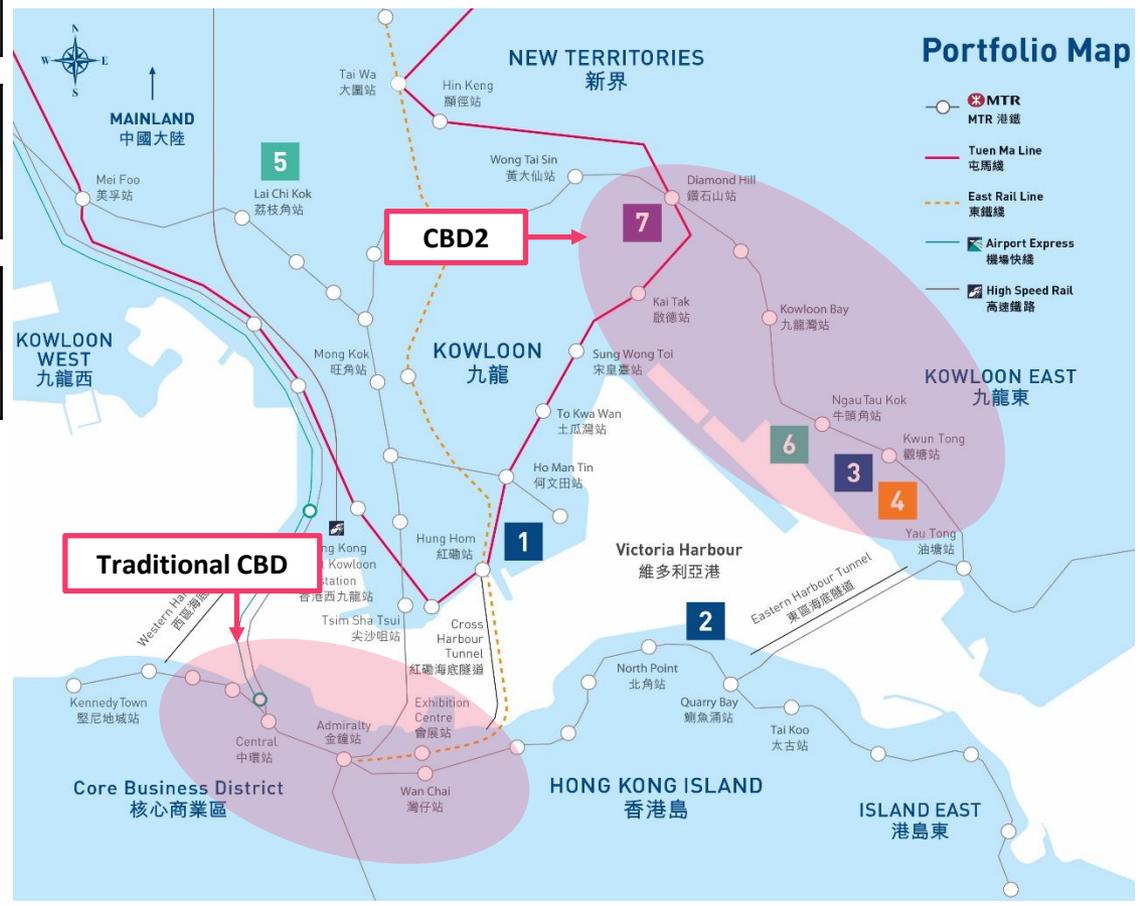
<b>Prosperity Millennia Plaza (PMP)</b>	<b>2</b>	<b>Prosperity Center Property (PC)</b>	<b>6</b>
GRA: 217,955 sq. ft.		GRA: 149,253 sq. ft.	

<b>9 Chong Yip Street (CYS)</b>	<b>3</b>	<b>New Treasure Centre Property (NTC)</b>	<b>7</b>
GRA: 136,595 sq. ft.		GRA: 86,168 sq. ft.	

<b>Prosperity Place (PP)</b>	<b>4</b>
GRA: 240,000 sq. ft.	

- Grade A Office**
- Commercial**
- Industrial / Office**
- Industrial**

**Total Gross Rentable Area: 1.28m sq. ft.**



# Key Facts

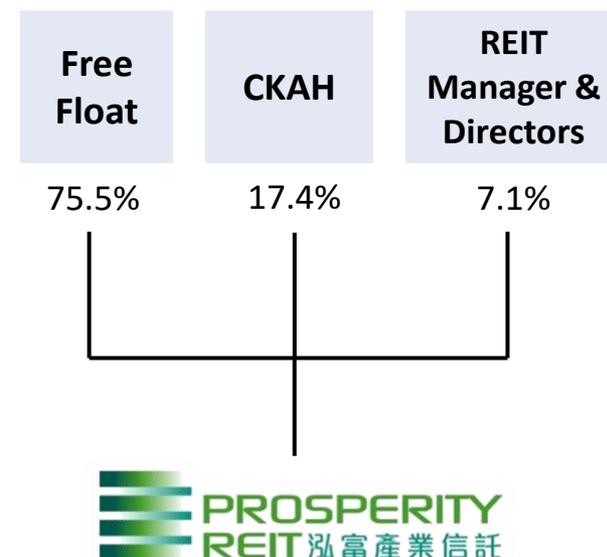
## Key Facts as at 31 December 2025

IPO Date	16 Dec 2005
IPO Price	HK\$2.16
Indicative Yield	8.1% (based on FY25 DPU of HK\$0.1156 and closing unit price of HK\$1.43 as at 31 Dec 2025)
Number of Issued Units	1,581,554,246
Market Capitalization	HK\$2.3 billion (US\$290.6 million) <sup>1</sup>
Average Daily Trading Volume (FY25)	1.8 million units
Closing Price Range (FY25)	HK\$1.12 – HK\$1.50
Free Float <sup>2</sup>	75.5%
Portfolio Size	1,275,153 sq.ft. (gross)
No. of Tenancies	676
No. of Carpark Spaces	498

Notes:

1. US\$1 = HK\$7.7828 as at 31 Dec 2025
2. Calculated as 100% minus the % of units held by CK Asset Holdings Limited, ESR Asset Management (Prosperity) Limited and Dr. Lan Hong Tsung, David.

## Unitholder Structure



## ESR Asset Management (Prosperity) Limited (as manager of Prosperity REIT)

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**Mr. Vicho Chung**  
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