PROSPERITY REIT 泓富產業信託

Stock Code: 808

Sustainable Performance Through STABILITY

Annual Report **2025**

Prosperity REIT Portfolio Map

GRADE A OFFICE

1 The Metropolis Tower

2 Prosperity Millennia Plaza

3 9 Chong Yip Street

COMMERCIAL

4 Prosperity Place

INDUSTRIAL / OFFICE

5 Trendy Centre

6 Prosperity Center Property (portion)

INDUSTRIAL

7 New Treasure Centre Property (portion)

Prosperity REIT Portfolio

Location :	10 Metropolis Drive, Hung Hom, Kowloon
Year of Completion :	2001
Gross Rentable Area (sq. ft.) :	271,418
No. of Car Park Spaces :	98
Appraised Value (HK$ million) :	2,534
Number of Tenancies :	116

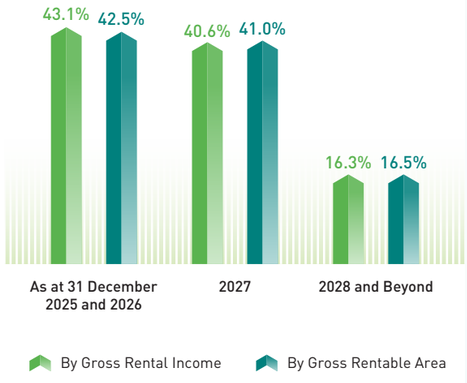
THE METROPOLIS TOWER

TOP 5 TENANTS[1]

Tenants	Trade	GRA* (sq. ft.)	% of GRA*	% of GRI**
Sumitomo Mitsui Banking Corporation	Finance/Investment	18,161	6.7%	7.2%
NEC Hong Kong Limited	Electronic/Technology	18,161	6.7%	6.9%
Hutchison Whampoa (China) Limited	Others	18,161	6.7%	6.8%
Nintendo (Hong Kong) Limited	Manufacturing/Trading	8,352	3.1%	3.3%
HG Innovation Limited	Electronic/Technology	8,424	3.1%	3.1%

* Gross rentable area ** Gross rental income

Lease Expiry Profile
(as at 31 December 2025)



Trade Mix by Gross Rentable Area
(as at 31 December 2025)

Electronic/Technology	35.9%	Advertising/Media	1.6%
Manufacturing/Trading	27.2%	Consultancy/Research	6.6%
Textile/Garment	0.8%	Finance/Investment	16.4%
Logistics	2.7%	Others	8.8%

Occupying a prime location in the commercial hub of Hung Hom and featuring spectacular sea view of the Victoria Harbour, The Metropolis Tower enjoys convenient transportation access, with the Hung Hom MTR Station, bus terminals and taxi stations nearby. It is also close to the Cross Harbour Tunnel, the busiest undersea vehicular tunnel in Hong Kong. The Metropolis Tower has a competitive advantage from the full opening of Tuen Ma Line, as well as the cross-harbour section of East Rail Line from Hung Hom to Admiralty.

The Metropolis Tower is an established landmark in Hung Hom forming part of a 1.42 million sq. ft. development comprising of a Grade A office tower, a popular shopping mall, a hotel and serviced apartments. Surrounding public amenities include the Hong Kong Coliseum, The Hong Kong Polytechnic University and a cluster of renowned hotels and shopping malls.

The building main lobby enjoys a 180 degree wide glass frontage with heat insulation and auto lighting sensors.

To provide a human-centric and green environment, apart from the green wall in main lobby, a rooftop urban farm is set up. Solar panels and energy-efficient chiller plant are installed at The Metropolis Tower.

The Metropolis Tower has attained the highest level "Platinum" award under BEAM Plus Comprehensive Scheme.

As at 31 December 2025, the occupancy rate of the property was 97.6%.

[1] Top 5 tenants are measured based on tenant's contribution to the rental income of the property in December 2025

Prosperity REIT Portfolio

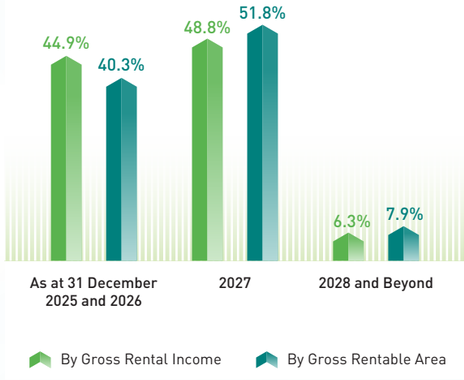
Location :	663 King's Road, North Point, Hong Kong
Year of Completion :	1999
Gross Rentable Area (sq. ft.) :	217,955
No. of Car Park Spaces :	43
Appraised Value (HK$ million) :	1,874
Number of Tenancies :	93

PROSPERITY MILLENNIA PLAZA

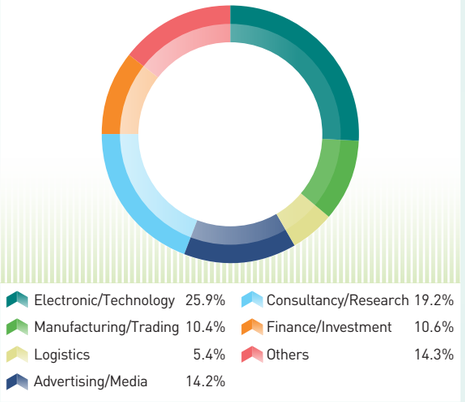
TOP 5 TENANTS

Tenants	Trade	GRA (sq. ft.)	% of GRA	% of GRI
JDB Holdings Limited	Consultancy/Research	8,867	4.1%	6.2%
Openrice Limited	Electronic/Technology	8,314	3.8%	4.8%
Senco-Masslink Technology Limited	Electronic/Technology	8,314	3.8%	4.3%
Uni-Asia Holdings Limited & Other	Logistics	8,314	3.8%	4.3%
PSC Insurance Holdings (HK) Limited	Finance/Investment	8,414	3.9%	4.2%

Lease Expiry Profile
(as at 31 December 2025)



Trade Mix by Gross Rentable Area
(as at 31 December 2025)



With panoramic sea view of the Victoria Harbour and strategically located in the Island East office district, Prosperity Millennia Plaza stands adjacent to the Harbour Plaza North Point Hotel and across from the North Point Government Offices. Served by a convenient transportation network, the building is a mere two minutes away from the Quarry Bay MTR Station by foot and two minutes from the Eastern Harbour Crossing Tunnel by car.

The entire Island East district being an upscale business district, features a blend of premium office properties and sophisticated retail outlets. There is an increasing number of international tenants who have moved into this district from Central and other traditional prime office areas. Accordingly, the Island East Grade A buildings have seen their tenant bases enriched with a solid high-end tenant profile.

Prosperity Millennia Plaza achieved the prestigious "Double Platinum" status under both the BEAM Plus Comprehensive Scheme by Hong Kong Green Building Council and WELL certification by the International WELL Building Institute.

These accreditations are testament to our sustainability efforts being recognized, including building management system for indoor air quality, thermal comfort, energy consumption, carbon emissions. The entire chiller system has been replaced with energy efficient model.

As at 31 December 2025, the occupancy rate of the property was 89.7%.

Prosperity REIT Portfolio

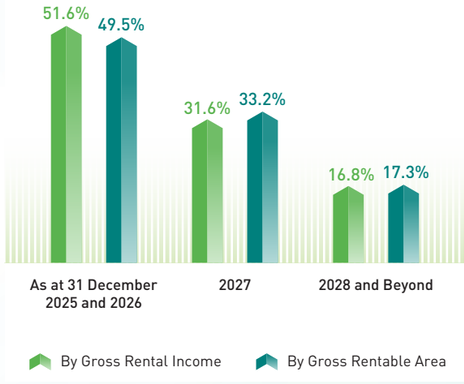
Location :	9 Chong Yip Street, Kwun Tong, Kowloon
Year of Completion :	2004
Gross Rentable Area (sq. ft.) :	136,595
No. of Car Park Spaces :	68
Appraised Value (HK$ million) :	860
Number of Tenancies :	41

9 CHONG YIP STREET

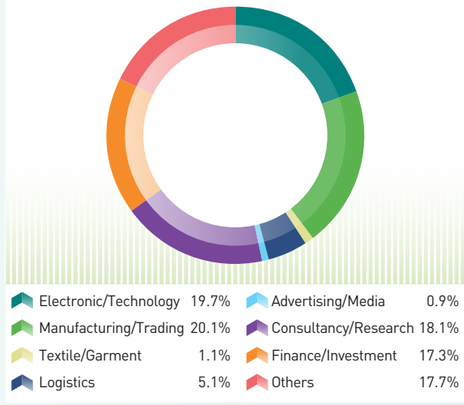
TOP 5 TENANTS

Tenants	Trade	GRA (sq. ft.)	% of GRA	% of GRI
Televoice Technology Asia Limited	Electronic/Technology	6,580	4.8%	6.1%
Totes Isotoner Corporation (H.K.) Limited	Manufacturing/Trading	6,580	4.8%	5.5%
Ensec Solutions Hong Kong Limited	Electronic/Technology	6,580	4.8%	5.0%
Worldwide Partner Logistics Company Limited	Logistics	6,580	4.8%	5.0%
The Financial Secretary Incorporated	Others	6,580	4.8%	5.0%

Lease Expiry Profile
(as at 31 December 2025)



Trade Mix by Gross Rentable Area
(as at 31 December 2025)



9 Chong Yip Street is located in the Kwun Tong district of Kowloon East, which is a maturing decentralized business district with many new high specifications office developments. The Hong Kong Government has implemented strategies to develop Kowloon East into another business district in Hong Kong. With the Kai Tak Development, Kwun Tong Town Centre Renewal Projects and transportation infrastructure being the Tuen Ma Line and Central Kowloon Bypass of Route 6, Kowloon East is poised to further leverage on and benefit from these developments.

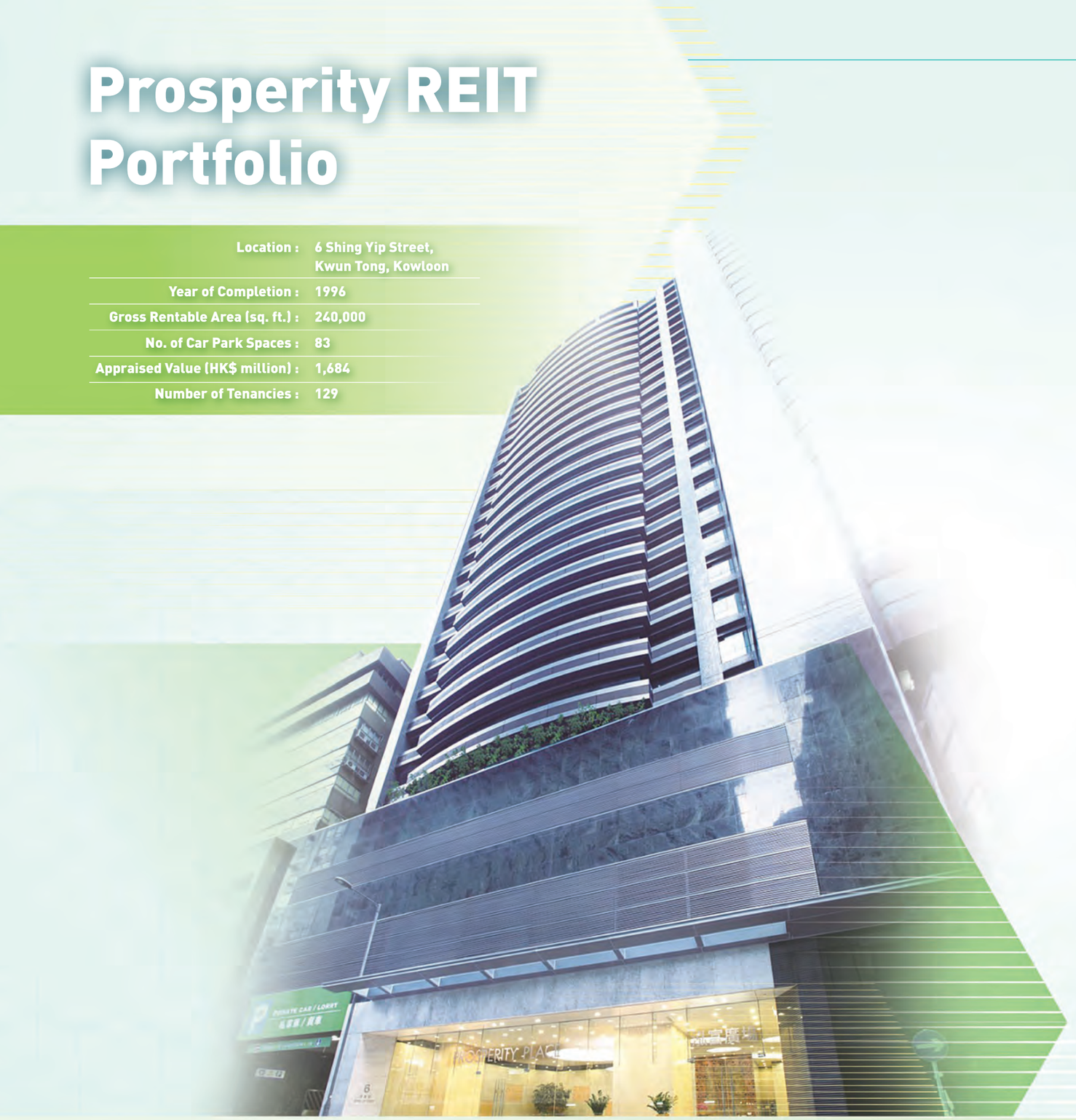
9 Chong Yip Street is in close proximity to the Ngau Tau Kok MTR station and is easily accessible by private and public transportation such as taxis and franchised buses. Further, it is adjacent to one of Prosperity REIT's existing properties, namely Prosperity Center, and is only 10 minutes away from another Prosperity REIT's flagship property, being Prosperity Place.

As the community becomes more aware on environmental protections, green facilities have become one of the main features in commercial properties. In 9 Chong Yip Street, solar panels have been installed, providing tenants with a more sustainable working environment and environmentally friendly workplace. The building is equipped with 5G communication to get in-line with the latest design of office buildings in the vicinity.

As at 31 December 2025, the occupancy rate of the property was 94.8%.

Prosperity REIT Portfolio

Location :	6 Shing Yip Street, Kwun Tong, Kowloon
Year of Completion :	1996
Gross Rentable Area (sq. ft.) :	240,000
No. of Car Park Spaces :	83
Appraised Value (HK$ million) :	1,684
Number of Tenancies :	129

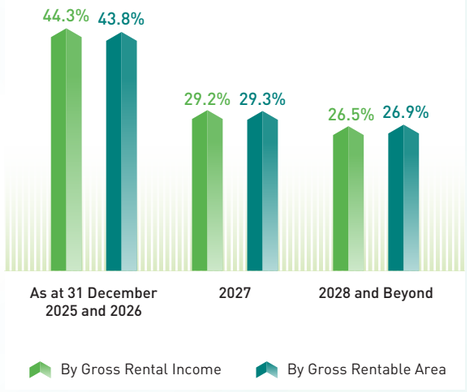


PROSPERITY PLACE

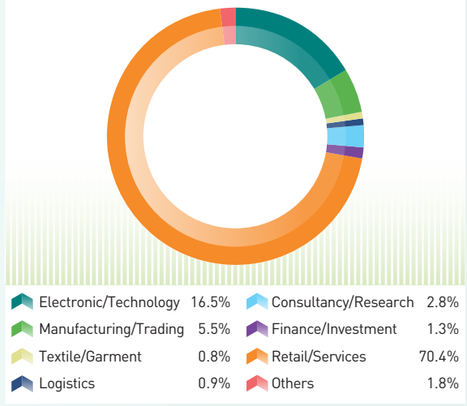
TOP 5 TENANTS

Tenants	Trade	GRA (sq. ft.)	% of GRA	% of GRI
Evlite Electronics Company Limited	Electronic/Technology	11,996	5.0%	4.6%
I Dance Enterprise Limited	Retail/Services	10,000	4.2%	4.5%
Boldyn Networks HK Limited	Electronic/Technology	8,179	3.4%	3.6%
Far East Management Limited	Retail/Services	5,402	2.3%	3.1%
Fencing Sport Academy Limited	Retail/Services	5,402	2.3%	2.5%

Lease Expiry Profile
(as at 31 December 2025)



Trade Mix by Gross Rentable Area
(as at 31 December 2025)



Prosperity Place is located in the Kwun Tong district of Kowloon East. The district has recently experienced tremendous growth as a new commercial hub. The building is close to the Eastern Cross Harbour Tunnel, and the Kwun Tong MTR Station is just a three-minute walk away.

New Grade A office buildings were newly developed in the district in the past few years. Kowloon East has seen significant urban improvements on a number of fronts, including prominent architecture and modern shopping malls, along with leisure and public spaces. With the Kai Tak Development and Kwun Tong Town Centre Renewal Projects, the district is undergoing significant transformation in parallel with an uplift of transport network such as Central Kowloon Bypass connecting Kowloon East and Western Kowloon. More public and private sectors' developments and amenities are scheduled to be completed in the coming years. Due to these attractive developments, prestigious tenants from the traditional core business districts have moved into the area.

Following the execution of the special waiver to convert Prosperity Place from industrial/office to commercial use at the end of 2012, we have fostered a commercial atmosphere, widened our tenant base and continuously recruited retail and service trade tenants to the property.

Recognizing the importance of sustainable development, we have installed solar panels and a rainwater collection system, and also set up an aesthetically pleasing green wall and a rooftop urban farm at Prosperity Place to groom an environmentally friendly ecosystem. The building is equipped with 5G communication to keep up with the high office standard in the vicinity.

Prosperity Place has attained the highest level "Platinum" award under BEAM Plus Comprehensive Scheme.

As at 31 December 2025, the occupancy rate of the property was 95.8%.

Prosperity REIT Portfolio

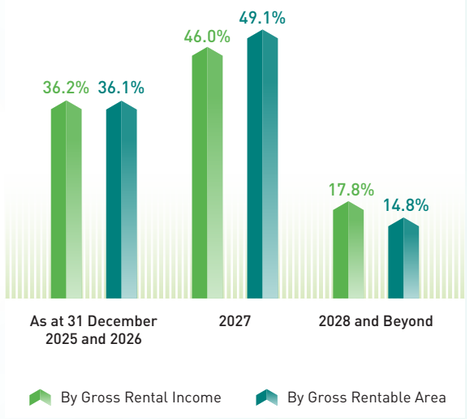
Location :	682 Castle Peak Road, Lai Chi Kok, Kowloon
Year of Completion :	1998
Gross Rentable Area (sq. ft.) :	173,764
No. of Car Park Spaces :	79
Appraised Value (HK$ million) :	1,079
Number of Tenancies :	170

TRENDY CENTRE

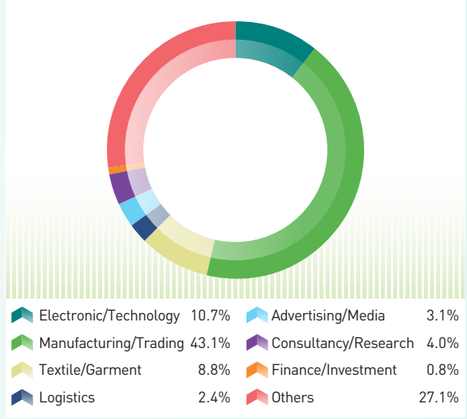
TOP 5 TENANTS

Tenants	Trade	GRA (sq. ft.)	% of GRA	% of GRI
The Financial Secretary Incorporated	Others	8,761	5.0%	5.0%
Madrid Group Limited	Others	708	0.4%	3.1%
Health Gene Limited and other	Others	3,268	1.9%	2.3%
Onco Medical Laboratory Limited	Others	2,958	1.7%	1.9%
Century Elite Technology Limited	Manufacturing/Trading	820	0.5%	1.9%

Lease Expiry Profile
(as at 31 December 2025)



Trade Mix by Gross Rentable Area
(as at 31 December 2025)



Located on Castle Peak Road, Trendy Centre is just a five-minute walk from the Lai Chi Kok MTR station, and sits at the heart of the bustling Kowloon West commercial hub. The building is conveniently close to major transportation routes, including the Route 3 expressway, which connects to Central and the Northern Metropolis, and the Route 8 expressway, which links to the Hong Kong-Zhuhai-Macao Bridge and Hong Kong International Airport. This provides seamless access to the vibrant Greater Bay Area and other key business districts in Hong Kong.

Trendy Centre features passenger and cargo lifts, ample parking spaces, and a variety of ground-floor food and beverage outlets. These amenities create a vibrant and efficient working environment, making it an ideal choice for enterprises seeking a dynamic and well-connected working space in Hong Kong. Additionally, the property is equipped with solar panels and a rainwater collection system to promote environmental sustainability.

As at 31 December 2025, the occupancy rate of the property was 93.3%.

Prosperity REIT Portfolio

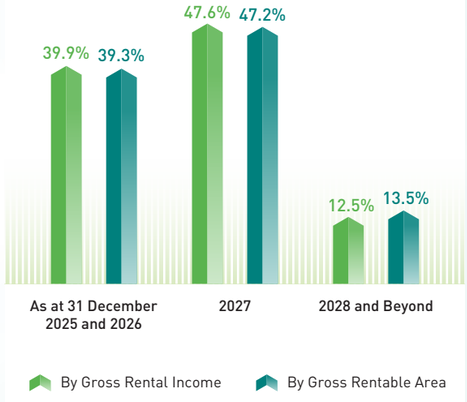
Location :	25 Chong Yip Street, Kwun Tong, Kowloon
Year of Completion :	1999
Gross Rentable Area (sq. ft.) :	149,253
No. of Car Park Spaces :	105
Appraised Value (HK$ million) :	834
Number of Tenancies :	76

PROSPERITY CENTER PROPERTY (Portion)

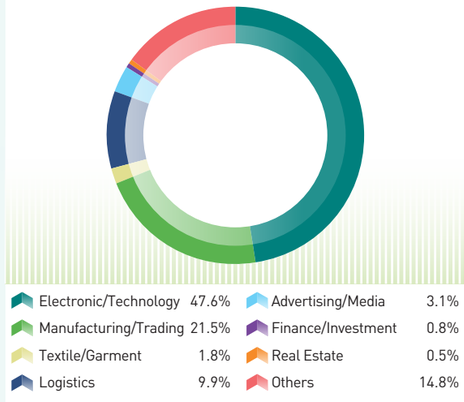
TOP 5 TENANTS

Tenants	Trade	GRA (sq. ft.)	% of GRA	% of GRI
Senko Advanced Components (Hong Kong) Limited	Electronic/Technology	14,475	9.7%	10.0%
OpSec Delta (HK) Limited	Others	10,528	7.1%	7.8%
Edvance Technology (Hong Kong) Limited	Electronic/Technology	10,528	7.1%	6.5%
Barco Limited	Electronic/Technology	3,392	2.3%	2.6%
Portever Shipping (Hongkong) Limited	Logistics	3,392	2.3%	2.5%

Lease Expiry Profile
(as at 31 December 2025)



Trade Mix by Gross Rentable Area
(as at 31 December 2025)



Prosperity Center Property is strategically located in the Kowloon East business district and is less than a three-minute walk from the Ngau Tau Kok MTR Station.

The Kowloon East area has evolved into a modern commercial hub. Prosperity Center Property has capitalized on the trend and gained new quality tenants. The industrial/office building features a modern curtain wall, 5 to 7.5 kPa floor loading, split-type air conditioning systems for all units, high ceilings, sub-divisible floor plates, cargo lifts, high-grade passenger lifts, ample loading/unloading bays, and related facilities. The building is equipped with 5G communication.

As at 31 December 2025, the occupancy rate of the property was 94.4%.

Prosperity REIT Portfolio

Location :	10 Ng Fong Street, San Po Kong, Kowloon
Year of Completion :	1995
Gross Rentable Area (sq. ft.) :	86,168
No. of Car Park Spaces :	22
Appraised Value (HK$ million) :	348
Number of Tenancies :	51

NEW TREASURE CENTRE PROPERTY (Portion)

TOP 5 TENANTS

Tenants	Trade	GRA (sq. ft.)	% of GRA	% of GRI
Goodwell Property Management Limited*	Others	12,404	14.4%	13.4%
Reich Pharm Limited	Others	6,522	7.6%	7.8%
Protato Fitness Limited	Consultancy/Research	3,496	4.1%	3.5%
Esco Technologies (Hong Kong) Limited	Manufacturing/Trading	2,496	2.9%	3.5%
Menkin Industrial (China) Limited	Manufacturing/Trading	2,496	2.9%	3.2%

* Goodwell Property Management Limited is a connected person of Prosperity REIT within the meaning of the REIT Code.

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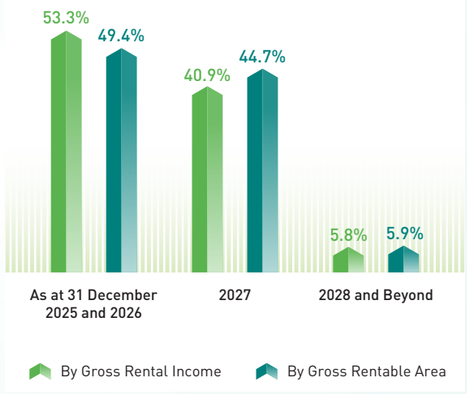
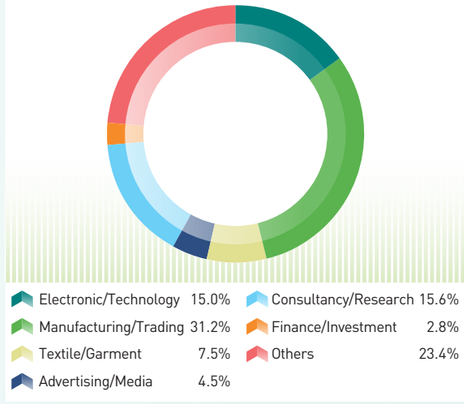


Trade Mix by Gross Rentable Area
(as at 31 December 2025)



New Treasure Centre Property is located in San Po Kong, Kowloon, an established industrial area well served by extensive transportation links, the north-south Route 2 and west-east Route 7 expressways, MTR, buses and public light buses. The building is conveniently located within five minutes walking distance to the Diamond Hill MTR Station.

The building has solid industrial building features including 7.5 kPa floor loading, split-type air conditioning systems for every unit, sub-divisible floor plates, high load capacity cargo lifts, high-grade passenger lifts, ample loading/unloading bays, and related facilities. The multi-level lorry and car parking area is fastidiously maintained, with generous illumination.

As at 31 December 2025, the occupancy rate of the property was 98.5%.

Corporate Information

BOARD OF DIRECTORS OF THE REIT MANAGER

CHIU Kwok Hung, Justin
Chairman and Non-executive Director

WONG Lai Hung, Mavis
Executive Director and Chief Executive Officer

MA Lai Chee, Gerald
Non-executive Director

SHEN Jinchu (appointed on 28 May 2025)
Non-executive Director

LIM Hwee Chiang (resigned on 28 May 2025)
Non-executive Director

LAN Hong Tsung, David
Independent Non-executive Director

SNG Sow-Mei (alias POON Sow Mei)
Independent Non-executive Director

WONG Kwai Lam
Independent Non-executive Director

NG Shieu Yeing, Christina
Independent Non-executive Director

COMPANY SECRETARY OF THE REIT MANAGER

Tricor Corporate Secretary Limited

TRUSTEE

HSBC Institutional Trust Services (Asia) Limited

AUDITOR OF PROSPERITY REIT

Deloitte Touche Tohmatsu
Registered Public Interest Entity Auditors

PRINCIPAL VALUER

Knight Frank Petty Limited

PRINCIPAL BANKERS

DBS Bank Limited
The Hongkong and Shanghai Banking Corporation Limited
Oversea-Chinese Banking Corporation Limited

LEGAL ADVISER

Baker & McKenzie

REGISTERED OFFICE

Unit 901, Level 9, Fortune Metropolis
6 The Metropolis Drive, Hunghom, Kowloon
Hong Kong

UNIT REGISTRAR AND TRANSFER OFFICE

Computershare Hong Kong Investor Services Limited
Rooms 1712–16, 17/F, Hopewell Centre
183 Queen's Road East, Wan Chai
Hong Kong

STOCK CODE

The Stock Exchange of Hong Kong Limited: 808

INVESTOR RELATIONS

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WEBSITE

www.prosperityreit.com

KEY DATES

Annual Results Announcement	24 March 2026
Closure of Register of Unitholders for Final Distribution	13 April to 14 April 2026 (both days inclusive)
Payment of Final Distribution	23 April 2026
Closure of Register of Unitholders for Annual General Meeting	21 May to 27 May 2026 (both days inclusive)
Annual General Meeting	27 May 2026

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