



Prosperity Real Estate Investment Trust

泓富產業信託

(a Hong Kong Collective Investment Scheme authorized under section 104 of the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong))
(根據香港法例第 571 章證券及期貨條例第 104 條獲認可的香港集體投資計劃)

股份代號 Stock Code: 808

Managed by

ESR Asset Management (Prosperity) Limited

由泓富資產管理有限公司管理

NOTIFICATION LETTER 通知信函

16 September 2025

Dear Non-registered Unitholder (Note 1),

Prosperity Real Estate Investment Trust ("Prosperity REIT")
– Notice of Publication of Interim Report 2025 (the "Current Corporate Communication")

The Current Corporate Communications of Prosperity REIT have been published in English and Chinese languages and are available on the websites of the Hong Kong Exchanges and Clearing Limited ("HKEx") at www.hkexnews.hk and Prosperity REIT at www.prosperityreit.com. If you have any difficulty in receiving or gaining access to the Current Corporate Communications posted on HKEx's and Prosperity REIT's websites for any reason, please send your request (specifying your name, address and request) by email at prosperityreit.com@computershare.com.hk or by notice in writing to Prosperity REIT's Unit Registrar (the "Unit Registrar"), Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong. Prosperity REIT will promptly upon receipt of your request send the Current Corporate Communications to you in printed form free of charge.

Solicitation of electronic contact details

In support of the electronic dissemination of Corporate Communications of Prosperity REIT by email, Prosperity REIT will cease to send this printed notification letter regarding the publication of the Corporate Communications by post and will only send such notification by email to non-registered unitholders who had provided their intermediaries with functional email address.

Prosperity REIT recommends you to liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your units of Prosperity REIT are held (collectively, the "Intermediaries") and provide your email address to your Intermediaries. If you provide information to the Intermediary by filling in form(s) by hand, please ensure that the handwriting is legible to minimise the chance of unsuccessful electronic communication. Notification letter regarding the publication of the Corporate Communications on HKEx's and Prosperity REIT's websites will be sent to unitholders by email who had provided the Intermediaries with functional email address.

If you wish to receive future Corporate Communications in printed form, please complete, sign and return the Reply Form on the reverse side of this letter to the Unit Registrar or send an email to prosperityreit.com@computershare.com.hk specifying your name, address and the request for receiving future Corporate Communications in printed form.

Should you have any queries relating to this letter, please contact the Unit Registrar at (852)2862 8688 during business hours from 9:00 a.m. to 6:00 p.m. (Hong Kong time), Mondays to Fridays, excluding Hong Kong public holidays.

Yours faithfully,
For and on behalf of
ESR Asset Management (Prosperity) Limited
(as manager of Prosperity Real Estate Investment Trust)
Wong Lai Hung
Executive Director and Chief Executive Officer

Note: (1) This letter is addressed to Non-registered Unitholders ("Non-registered Unitholder" means such person or company whose units in Prosperity REIT are held in The Central Clearing and Settlement System (CCASS) and who has notified Prosperity REIT from time to time through Hong Kong Securities Clearing Company Limited to receive Corporate Communication). If you have sold or transferred your units in Prosperity REIT, please disregard this letter and the Request Form on the reverse side.

各位基金單位非登記持有人 (附註 1):

泓富產業信託
– 二零二五年中期報告 (「本次公司通訊」) 之發布通知

泓富產業信託的本次公司通訊文件備有中、英文版本，並已上載於香港交易及結算所有限公司 (「香港交易所」) 網站 www.hkexnews.hk 及泓富產業信託網站 www.prosperityreit.com，歡迎瀏覽。閣下若因任何理由以致在收取或接收載於香港交易所及泓富產業信託網址上的本次公司通訊文件出現困難，閣下可將要求 (註明閣下的姓名、地址及要求) 以電郵方式發送至 prosperityreit.com@computershare.com.hk 或以書面方式交回泓富產業信託的基金單位過戶登記處 (「基金單位過戶登記處」) 香港中央證券登記有限公司，地址為香港灣仔皇后大道東 183 號合和中心 17M 樓。泓富產業信託將於接到閣下通知後，盡快向閣下免費發送有關本次公司通訊文件的印刷本。

徵集電子聯絡資料

為了支持透過電子郵件進行電子發布泓富產業信託的公司通訊，泓富產業信託日後將停止向基金單位非登記持有人發送此刊登該等公司通訊的通知列印本並會以電郵形式向已向仲介公司提供有效電子郵件之基金單位非登記持有人發送此通知。

泓富產業信託建議閣下聯絡代閣下持有泓富產業信託之基金單位的銀行、經紀、託管商、代理人或香港中央結算 (代理人) 有限公司 (統稱「仲介公司」)，並向閣下的仲介公司提供閣下的電子郵件地址。若閣下以親筆填表方式向仲介公司提供資料，請確保注意字體端正清晰，以盡量減少無法完成電子通訊的情況。有關已在香港交易所及泓富產業信託網站登載公司通訊的函件，將以電郵方式發送給已向仲介公司提供有效電子郵件地址之基金單位持有人。

若閣下有意收取未來公司通訊之印刷版，請填妥及簽署本函背頁之回條並交回基金單位過戶登記處或發送電子郵件至 prosperityreit.com@computershare.com.hk，並註明閣下的姓名、地址以及收取未來公司通訊印刷版的要求。

如閣下對本函有任何疑問，請於辦公時間星期一至五 (香港公眾假期除外) 上午 9 時正至下午 6 時正 (香港時間) 期間致電基金單位過戶登記處 (852)2862 8688 查詢。

代表
泓富資產管理有限公司
(作為泓富產業信託之管理人)
執行董事兼行政總裁
黃麗虹
謹啟

二零二五年九月十六日

附註: (1) 此函件乃向泓富產業信託之基金單位非登記持有人發出 (「基金單位非登記持有人」指所持有之泓富產業信託基金單位存放於中央結算及交收系統的人士或公司，透過香港中央結算有限公司不時向泓富產業信託發出通知，表示欲收取公司通訊)。如果閣下已經出售或轉讓所持有之泓富產業信託基金單位，則無需理會本函件及所附申請表格。



REPLY FORM 回條

To: Computershare Hong Kong Investor Services Limited
(The “Unit Registrar”)
17M Floor, Hopewell Centre
183 Queen’s Road East, Wanchai, Hong Kong

致：香港中央證券登記有限公司
(「基金單位過戶登記處」)
香港灣仔皇后大道東 183 號
合和中心 17M 樓

REMINDER 提示

As a non-registered unitholder, if you wish to receive Corporate Communications* of Prosperity Real Estate Investment Trust by electronic dissemination, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your units are held (collectively, the “Intermediaries”) and provide your email address to your Intermediaries^(Note 1).

作為非登記基金單位持有人，如有意透過電子發布收取泓富產業信託的公司通訊*，閣下應聯絡為閣下持有基金單位的銀行、經紀、託管商、代理人或香港中央結算（代理人）有限公司（統稱「中介公司」），並向閣下的中介公司提供閣下的電子郵件地址^(附註 1)。

Request for Corporate Communications* in printed form^(Note 2) / 要求收取公司通訊*印刷版^(附註 2)

(Please mark “✓” in the below box if applicable) (如適用，請在以下方格內劃上「✓」號)

Name of the listed issuer (the “Issuer”): Prosperity Real Estate Investment Trust
上市發行人(「發行人」)名稱：泓富產業信託

I/we would like to receive future Corporate Communications* in printed form
本人／我們欲收取未來公司通訊*的印刷版

☐ a printed English version 英文印刷本 ☐ a printed Chinese version 中文印刷本 ☐ a printed English and Chinese versions 英文及中文印刷本

Name(s) of Non-registered unitholder(s):

非登記基金單位持有人姓名：

Signature(s)^(Note 3):

簽名^(附註 3)：

(Please use ENGLISH BLOCK LETTERS 請用英文正楷填寫)

Contact number:

聯絡電話號碼：

Date:

日期：

Notes:

附註：

- Please complete all your details clearly. This letter is addressed to non-registered unitholder(s) (“Non-registered unitholder” means such person or company whose units are held in The Central Clearing and Settlement System (CCASS) and who has notified the Issuer from time to time through Hong Kong Securities Clearing Company Limited that such person or company wishes to receive Corporate Communications*). Your supply (directly and/or through your Intermediary) of Personal Data to the Issuer and/or the Unit Registrar is on a voluntary basis. In case of a failure to provide sufficient information, the Issuer and/or the Unit Registrar may not be able to process your instructions and/or requests as stated in this Reply Form.
請清楚填妥閣下之所有資料。此函件乃向非登記基金單位持有人(「非登記基金單位持有人」指基金單位存放於中央結算及交收系統的人士或公司，已透過香港中央結算有限公司不時向發行人發出通知，表示欲收取公司通訊*)發出。
閣下向中介公司及/或透過其他方式提供多於一個的電子郵件地址，只有由中介公司提供的最後電子郵件地址將會被用於登記。
閣下在選項方格內劃上「✓」號選擇收取未來公司通訊*的印刷版，閣下將不會有電子郵件地址被登記，閣下只會通過郵寄方式獲發公司通訊*的印刷版。
 - If you provide more than one email address to your Intermediary and/or by other means, only the latest email address provided by your Intermediary will be registered.
閣下在選項方格內劃上「✓」號選擇收取未來公司通訊*的印刷版，閣下將不會有電子郵件地址被登記，閣下只會通過郵寄方式獲發公司通訊*的印刷版。
 - If your units are held in joint names, all of the joint unitholders should jointly sign this Reply Form in order to be valid.
如屬聯名基金單位持有人，則本回條須由所有聯名基金單位持有人聯合簽署，方為有效。
 - Any form with no box marked (✓), with no signature or otherwise incorrectly completed will be void. For the avoidance of doubt, the Issuer and/or the Unit Registrar do not accept any other instructions given on this Reply Form.
如在本表格未有在方格內劃上「✓」號、或未有簽署、或在其他方面填寫不正確，則本表格將會作廢。為免存疑，在本回條上的任何額外指示，發行人及/或基金單位過戶登記處將不予處理。
- * Unless otherwise specified, Corporate Communications refer to any documents issued or to be issued by the Issuer for the information or action of holders of any of its securities, including but not limited to the annual report, interim report, notice of meeting, circular and proxy form.
除非另有註明，公司通訊乃指發行人已發出或將予發出以供其任何證券的持有人參照或採取行動的任何文件，包括但不限於年報、中期報告、會議通告、通函及代表委任表格。

PERSONAL INFORMATION COLLECTION STATEMENT

收集個人資料聲明

- “Personal Data” in this statement has the same meaning as “personal data” in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong (“PDPO”), which includes your name, email address and contact telephone number.
本聲明中所指的「個人資料」與香港法例第 486 章《個人資料(私隱)條例》(「《私隱條例》」)中「個人資料」的涵義相同，包括您的姓名、電郵地址和聯絡電話號碼。
- Your Personal Data provided in this Reply Form will be used in connection with the Issuer’s dissemination of Corporate Communications*. Your supply (directly and/or through your Intermediary) of Personal Data to the Issuer and/or the Unit Registrar is on a voluntary basis. In case of a failure to provide sufficient information, the Issuer and/or the Unit Registrar may not be able to process your instructions and/or requests as stated in this Reply Form.
閣下於本回條所提供的個人資料將用於有關發行人及/或基金單位過戶登記處發布公司通訊*的事宜上。閣下是自願(直接及/或透過閣下的中介公司)向發行人及/或基金單位過戶登記處提供個人資料。若閣下未能提供足夠資料，發行人可能無法處理閣下在本回條上所述的指示及/或要求。
- You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data should be in writing, by mail to the Hong Kong Privacy Officer of the Unit Registrar at 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wanchai, Hong Kong or by email at PrivacyOfficer@computershare.com.hk.
閣下有權根據《私隱條例》的條文查閱及/或修改閣下的個人資料。任何該等查閱及/或修改個人資料的要求均須以書面方式郵寄至基金單位過戶登記處(地址為香港灣仔皇后大道東 183 號合和中心 17M 樓)向香港隱私主任提出，或發送電郵至 PrivacyOfficer@computershare.com.hk。
- You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data should be in writing, by mail to the Hong Kong Privacy Officer of the Unit Registrar at 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wanchai, Hong Kong or by email at PrivacyOfficer@computershare.com.hk.
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Mailing Label 郵寄標籤

Computershare Hong Kong Investor Services Limited
香港中央證券登記有限公司
Freeport No. 簡便回郵號碼：37
Hong Kong 香港

Please cut the mailing label and stick it on an envelope to return this form to us.

No postage is necessary if posted in Hong Kong.

當閣下寄回此回條時，請將郵寄標籤貼於信封上。
如在本港投寄，閣下無需支付郵費或貼上郵票。