Next Day Disclosure Return
(Collective Investment Scheme listed under Chapter 20 of the Exchange Listing Rules (other than listed open-ended Collective Investment Scheme) – changes in issued units or treasury units, unit buybacks and/or on-market sales of treasury units)

Instrument: Collective Investment Scheme (other than listed open-ended Collective Investment Scheme) Status: New Submission

Name of Scheme: Prosperity Real Estate Investment Trust

Date Submitted: 30 October 2026

*Section I must be completed by a Scheme where there has been a change in its issued units or treasury units which is discloseable pursuant to Paragraph 7 of Appendix E3 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Exchange**") (the "**Main Board Rules**").*

Section I					
1. Class of units	Not applicable	**Type of units**	Not applicable	**Listed on the Exchange**	Yes
Stock code (if listed)	00808	**Description**			

A. Changes in issued units or treasury units

Events	**Changes in issued units (excluding treasury units)**		**Changes in treasury units**	***Issue/ selling price per unit (Note 4)***	**Total number of issued units**
	Number of issued units (excluding treasury units)	***As a % of existing number of issued units (excluding treasury units) before the relevant event (Note 3)***	**Number of treasury units**		
Opening balance as at *(Note 1)* 30 September 2026	1,602,071,140		0		1,602,071,140
1). Other (please specify) Payment of Base Fee and Variable Fee on 30 Oct 2026 to ESR Asset Management (Prosperity) Limited by way of units **Date of changes** 30 October 2026	7,356,623	0.46 %		HKD 1.3489	
Closing balance as at *(Notes 5 and 6)* 30 October 2026	1,609,427,763		0		1,609,427,763

B. Units redeemed or repurchased for cancellation but not yet cancelled as at the closing balance date *(Notes 5 and 6)*	Not applicable

Confirmation Not applicable

Notes to Section I:

1. *Please insert the closing balance date of the last Next Day Disclosure Return published pursuant to Paragraph 7 of Appendix E3 to the Main Board Rules or Monthly Return pursuant to Paragraph 8 of Appendix E3 to the Main Board Rules, whichever is the later.*

2. *Please set out all changes in issued units or treasury units requiring disclosure pursuant to Paragraph 7 of Appendix E3 to the Main Board Rules together with the relevant dates of changes. Each category will need to be disclosed individually with sufficient information to enable the user to identify the relevant category in the Scheme's Monthly Return. For example, multiple issues of units as a result of multiple exercises of unit options under the same unit option scheme or of multiple conversions under the same convertible note must be aggregated and disclosed as one category. However, if the issues resulted from exercises of unit options under 2 unit option schemes or conversions of 2 convertible notes, these must be disclosed as 2 separate categories.*

3. *The percentage change in the number of issued units (excluding treasury units) of the Scheme is to be calculated by reference to the opening balance of the number of issued units (excluding treasury units) being disclosed in this Next Day Disclosure Return.*

4. *In the case of a unit repurchase or redemption, the "issue/ selling price per unit" shall be construed as "repurchase price per unit" or "redemption price per unit".*

   Where units have been issued/ sold/ repurchased/ redeemed at more than one price per unit, a volume-weighted average price per unit should be given.

5. *The closing balance date is the date of the last relevant event being disclosed.*

6. *For repurchase or redemption of units, disclosure is required when the relevant event has occurred (subject to Paragraph 7 of Appendix E3 to the Main Board Rules and the SFC Circulars), even if the repurchased or redeemed units have not yet been cancelled.*

   If repurchased or redeemed units are to be cancelled upon settlement of such repurchase or redemption after the closing balance date, they shall remain part of the issued units as at the closing balance date in Part A. Details of these repurchased or redeemed units shall be disclosed in Part B.

7. *Items (i) to (vii) are suggested forms of confirmation. The Scheme may amend the item(s) that is/are not applicable to meet individual cases.*

8. *"Identical" means in this context:*

   - *the securities are of the same nominal value with the same amount called up or paid up;*
   - *they are entitled to distribution at the same rate and for the same period, so that at the next ensuing distribution, the distribution payable per unit will amount to exactly the same sum (gross and net); and*
   - *they carry the same rights as to unrestricted transfer, attendance and voting at meetings and rank pari passu in all other respects.*

Section II must also be completed by a Scheme where it has made a repurchase of units which is discloseable pursuant to the SFC Circulars.

Repurchase report Not applicable

Section III must also be completed by a Scheme where it has made a sale of treasury units on the Exchange or any other stock exchange on which the Scheme is listed which is discloseable pursuant to the SFC Circulars.

Report of on-market sale of treasury units Not applicable

Submitted by: Wong Lai Hung
(Name)

Title: Director of ESR Asset Management (Prosperity) Limited (as manager of Prosperity Real Estate Investment Trust)
(Director, Secretary or other Duly Authorised Officer)