

Sunlight Real Estate Investment Trust

(a Hong Kong collective investment scheme authorized under section 104 of the Securities and Futures Ordinance
(Chapter 571 of the Laws of Hong Kong))
(Stock Code : 435)

26 August 2024

Dear Unitholder(s),

Notification of Publication

Please be informed that both the English and Chinese versions of the 2023/24 Second Interim Report (the “**Interim Report**”) of Sunlight Real Estate Investment Trust (“**Sunlight REIT**”) have been published and are accessible on its website (www.sunlightreit.com) and the website of HKEXnews (www.hkexnews.hk).

You may access the Interim Report by clicking “Investors” on the home page of Sunlight REIT’s website under “Annual/Interim Reports” section.

If you are a new Unitholder or if you have previously elected to receive the Corporate Communications¹ in printed form, the Interim Report is enclosed.

New Arrangements on Dissemination of Corporate Communications

Pursuant to Rule 2.07A of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”), Sunlight REIT from now on will disseminate Corporate Communications electronically and printed copies of Corporate Communications will only be sent upon request. Both the English and Chinese versions of all future Corporate Communications will be available electronically on its website and the website of HKEXnews.

Under the expansion of paperless listing regime and electronic dissemination of Corporate Communications, we encourage and recommend you to provide your email address to Sunlight REIT by scanning the above QR code for completion of an online form; the QR code is valid until 31 October 2024. If you, for any reason, have difficulty in gaining access to the online form, please complete your functional email address in the enclosed Reply Form and sign and return it to the unit registrar of Sunlight REIT, Tricor Investor Services Limited (the “**Unit Registrar**”) by post using the postage-prepaid mailing label provided at the bottom of the Reply Form or by email (Sunlightreit-ecom@hk.tricorglobal.com).

It is your responsibility to provide an email address that is functional. A notification of publication of the Website Versions² will be sent to you by email on the publication date of the Corporate Communications. If we do not possess your email address or the email address provided is non-functional, we will send the notification of publication to you by post.

We will send the Actionable Corporate Communications³ to Unitholders individually in electronic form by email. We shall be considered to have complied with the Listing Rules if we send Actionable Corporate Communications to the email address provided without receiving any “non-delivery message”. If we do not possess your email address or the email address provided is non-functional, we shall send the Actionable Corporate Communications in printed form together with a form for soliciting your functional email address to facilitate electronic dissemination of Actionable Corporate Communications in the future.

If you wish to receive the Interim Report and/or all future Corporate Communications in printed form, or if you, for any reason, have difficulty in gaining access to Sunlight REIT’s website, please complete, sign and return the enclosed Reply Form to the Unit Registrar by post or by email. We shall send the Interim Report and/or future Corporate Communications, as appropriate, to you in printed form free of charge.

You may change your choice of means of receipt and/or language of all future Corporate Communications by requesting the Unit Registrar by post or by email. Please note that the choice of receiving future Corporate Communications in printed form will be valid, unless revoked or superseded, until expiry on 31 December of each calendar year (whichever is earlier). A new request in writing will be required if you wish to receive future Corporate Communications in printed form.

Should you have any queries relating to this letter, please call the enquiry hotline of the Unit Registrar at (852) 2980 1333 during business hours (from 9:00 a.m. to 5:30 p.m., Monday to Friday, excluding Hong Kong public holidays), or send your query by email (Sunlightreit-ecom@hk.tricorglobal.com).

Yours faithfully,
For and on behalf of
Henderson Sunlight Asset Management Limited
恒基陽光資產管理有限公司
(as manager of Sunlight Real Estate Investment Trust)
CHUNG Siu Wah
Company Secretary

Encl.

Notes :

1. “Corporate Communications” refers to any documents issued or to be issued by Sunlight REIT for the information or action of unitholders, including but not limited to annual report, interim report, notice of meeting, listing document, circular and proxy form.
2. “Website Versions” means the versions of Corporate Communications being published, in both English and Chinese, on Sunlight REIT’s website and the website of HKEXnews.
3. “Actionable Corporate Communications” means any Corporate Communications that seek instructions from the Unitholders on how they wish to exercise their rights or make elections as Unitholders.

REPLY FORM

To : Sunlight Real Estate Investment Trust (“**Sunlight REIT**”)
(Stock Code : 435)
 c/o Tricor Investor Services Limited (the “**Unit Registrar**”)
 17/F, Far East Finance Centre
 16 Harcourt Road, Hong Kong

Part A

Please tick the box below (if applicable)

I/We would like to receive a printed version of the 2023/24 Second Interim Report.

Part B

I/We would like to receive the printed versions of all future Corporate Communications¹ in the manner below :
 Please tick **ONLY ONE** of the following boxes

- English version only;** OR
 Chinese version only; OR
 BOTH the English and Chinese versions.

Part C

I/We would like to receive all future Corporate Communications and Actionable Corporate Communications² in electronic form via the email address below :

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(Please provide the email address in BLOCK Letters)

Signature(s) : _____ Contact telephone number : _____
 Name(s) : _____ Date : _____

- Notes :
- “Corporate Communications” refers to any document(s) issued or to be issued by Sunlight REIT for the information or action of unitholders, including but not limited to annual report, interim report, notice of meeting, listing document, circular and proxy form.
 - “Actionable Corporate Communications” means any Corporate Communications that seek instructions from the Unitholders on how they wish to exercise their rights or make elections as Unitholders.
 - Please complete and sign this form and return it by cutting and sticking the prepaid mailing label on an envelope to the Unit Registrar or by email (Sunlightreit-ecom@hk.tricorglobal.com).
 - Please complete this form clearly. Any form with no indicated choice, with no signature or incorrectly completed shall be void. For the avoidance of doubt, we do not accept any special instructions written on this form.
 - Part B above will apply to all future Corporate Communications to be sent to you until you notify the Unit Registrar otherwise or until expiry on 31 December of each calendar year (whichever is earlier). A new request in writing will be required if you wish to receive future Corporate Communications in printed form.
 - For units held in joint names, all joint unitholders or the one whose name stands first on the register of unitholders should sign this form in order to be valid.

PERSONAL INFORMATION COLLECTION STATEMENT

- (i) “Personal Data” in this statement has the same meaning as “personal data” defined in the Personal Data (Privacy) Ordinance, Cap. 486 of the Laws of Hong Kong (“**PDPO**”), which may include but not limited to your name, address and contact telephone number.
- (ii) Your supply of Personal Data is on a voluntary basis for the purpose of receiving Corporate Communications in the manner chosen. If you fail to provide sufficient information, Sunlight REIT may not be able to process your request for receiving Corporate Communications. Your Personal Data will be retained for such period as may be necessary for our verification and record purposes.
- (iii) The Personal Data will be transferred to Sunlight REIT’s service providers for printing and mailing the Corporate Communications to you and if necessary to facilitate the receipt of Corporate Communications.
- (iv) 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 should be made in writing to the Data Privacy Officer of the Unit Registrar either by post or by email (is-enquiries@hk.tricorglobal.com).
- (v) Please refer to the Privacy Policy Statement which is available on the website of Sunlight REIT for further details.

MAILING LABEL

Tricor Investor Services Limited
 Freepost No. 10 GPO
 Hong Kong

*Please cut out the mailing label and stick it on
 an envelope to return this form to us.
No postage is necessary if posted in Hong Kong.*