

SUNLIGHT REIT<00435> - Unusual volume movement

The Stock Exchange has received a message from Sunlight Real Estate Investment Trust which is reproduced as follows:-

"This statement is made at the request of The Securities and Futures Commission.

We have noted the increase in the trading volume of the units of Sunlight Real Estate Investment Trust ("Sunlight REIT") on 28 February 2007 and wish to state that we are not aware of any reasons for such increase in the trading volume of the units of Sunlight REIT.

Save as disclosed in the announcement of Sunlight REIT dated 23 February 2007 in relation to the results announcement of Sunlight REIT for the period from 21 December 2006 to 31 December 2006, we confirm that there are no negotiations or agreements relating to intended acquisitions or realisations or other matters which are discloseable under Paragraph 10.4 of the Code on Real Estate Investment Trusts ("REIT Code"), neither is the board of directors ("Board") of Henderson Sunlight Asset Management Limited, the Manager of Sunlight REIT aware of any matter discloseable under the general obligation imposed by Paragraph 10.3 of the REIT Code, which is or may be of price-sensitive nature.

This statement is made by the order of the Board, the members of which individually and jointly accept responsibility for the accuracy of this statement.

As at the date of this statement, the Board comprises:

Chairman and Non-executive Director:

Mr. Kan Fook Yee

Chief Executive Officer and Executive Director:

Mr. Wu Shiu Kee, Keith

Non-executive Director:

Mr. Kwok Ping Ho

Independent Non-executive Directors:

Mr. Kwan Kai Cheong

Mr. Ma Kwong Wing

Dr. Tse Kwok Sang

By order of the Board

Henderson Sunlight Asset Management Limited

As Manager of Sunlight REIT

Cheung Kam Yee

Company Secretary

28 February 2007"