

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 (“Units”) of Sunlight Real Estate Investment Trust (“Sunlight REIT”) on 20 June 2007 and wish to state that, save for the disposal of certain Units by us in the open market today, we are not aware of any reasons for such increase.

We also 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 (the “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

20 June 2007