

Press Release

Sunlight REIT Celebrates the Third Anniversary of Listing

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A stride towards greener pastures

Hong Kong, 21 December 2009 – Sunlight Real Estate Investment Trust (“Sunlight REIT”; HKSE: 435), a diversified REIT with a portfolio comprising quality office and retail properties across Hong Kong, today celebrates the third anniversary of its listing on the Hong Kong Stock Exchange.

Mr. Keith Wu, CEO of Henderson Sunlight Asset Management Limited, said: “The third anniversary of listing represents not only a significant milestone for Sunlight REIT, but also marks the beginning of a new phase for us. A solid operating platform has been established which will enable Sunlight REIT to attain an independent footing as support from the sponsors begin to phase out. At the same time, a firm foundation has been laid to allow us to explore greener pastures in delivering sustainable long term value to our unitholders.”

Managed by Henderson Sunlight Asset Management Limited (the “Manager”), an indirect wholly-owned subsidiary of Henderson Land Development Company Limited (“HLD”), Sunlight REIT has been building a steadily growing property income base despite the volatility in the business cycle since its listing. This is in part the result of the Manager’s continual efforts in asset and service enhancements over the past three years as well as the competitive locations of both the decentralized offices and new town retail properties.

Thanks to the rental and distribution support arrangements provided by the sponsors, namely Shau Kee Financial Enterprises Limited and HLD, Sunlight REIT has maintained steady annual distribution and has paid out a cumulative HK 62.27 cents per unit in the three financial years since listing. Such arrangement from the sponsors is greatly appreciated because without which the consistently high distribution per unit cannot be achieved.

Going forward, while the Manager will continue to focus on improving the portfolio performance and remain vigilant in terms of capital management, environmental friendliness will also become an increasingly important focus. Green initiatives, which notably include the deployment of LED lighting and other energy saving equipments with the objective of reducing carbon emissions and generating additional cost savings for the unitholders, will be on the forefront of the operational agenda of the asset management team.

Mr. Wu said, “With a solid management team and a proactive management strategy, Sunlight REIT will remain fully committed to create and enhance value for our shoppers, tenants and unitholders.”

About Sunlight REIT and the Manager:

Listed on The Stock Exchange of Hong Kong Limited on 21 December 2006, Sunlight REIT (HKSE: 435) offers investors the opportunity to invest in a diversified portfolio comprising 20 quality office and retail properties in Hong Kong at a total valuation of HK\$9,364 million (as of 30 June 2009). Sunlight REIT has 12 Grade A and B office properties which are located in both core and decentralised business areas, while its retail properties are located strategically in regional transportation hubs, new towns and other urban areas with high population density. Total gross rentable area of Sunlight REIT’s portfolio is 1,294,389 sq.ft.

The Manager was incorporated in Hong Kong on 18 August 2005. It is an indirect wholly-owned subsidiary of HLD. The Manager has the general power of management over the assets of Sunlight REIT. Its main responsibility is to manage Sunlight REIT and its property portfolio in the sole interest of the unitholders in accordance with the terms of the trust deed governing Sunlight REIT and the Manager’s investment strategy.



SUNLIGHT REIT

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Disclaimer:

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