



SUNLIGHT REIT

Sunlight Real Estate Investment Trust

(a Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))

(Stock Code : 435)

**Managed by
Henderson Sunlight Asset Management Limited**

Unusual Volume Movement

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 9 July 2007 and wish to state that, 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 of the Manager comprises : (1) Chairman and Non-executive Director : Mr. KAN Fook Yee; (2) Chief Executive Officer and Executive Director : Mr. WU Shiu Kee, Keith; (3) Non-executive Director : Mr. KWOK Ping Ho; and (4) Independent Non-executive Directors : Mr. KWAN Kai Cheong, Mr. MA Kwong Wing and Dr. TSE Kwok Sang.

By order of the Board
Henderson Sunlight Asset Management Limited
as manager of Sunlight Real Estate Investment Trust
CHEUNG Kam Yee
Company Secretary

Hong Kong, 9 July 2007