



ACQUISITION OF WEST 9 ZONE KIDS



With a direct connection to the Olympic MTR station, West 9 Zone Kids is well located within a strong catchment area in the West Kowloon district, with a service-driven trade focus notably on education and eateries.

Given the extensive transportation network, fine living facilities and substantive redevelopment projects in the vicinity, we are hopeful that this incoming asset will strengthen Sunlight REIT's retail portfolio, while providing a new platform for us to invest and pursue ESG initiatives.



MESSAGE FROM CEO

Dear fellow stakeholders,

I write this message with great delight as our city, having gone through an arduous three-year journey plagued by COVID-19, is finally returning to normal. In spite of the various challenges posed by the epidemic, we are gratified to have found ways to shape and strengthen our corporate vision, with a view to creating better outcomes for our environment and community. The guiding theme of "Care and Conserve", which stands at the forefront of the renovation agenda for our shopping mall at Metro City Phase One, is a vivid illustration of such conviction.

Meanwhile, we are very pleased to announce the acquisition of West 9 Zone Kids, an urban shopping mall with direct linkage to the Olympic MTR Station. This well located shopping mall will add an extra dimension to the retail portfolio of Sunlight REIT, enabling us to serve the community in a more delightful and holistic manner.

Last but not least, I would like to express my sincere gratitude to our stakeholders for your continued support and trust in Sunlight REIT. Please be assured that we will stay vigilant and continue to uphold our operational standards for the well-being of every one of you.

With warmest regards
Keith Wu
Chief Executive Officer
Henderson Sunlight Asset Management Limited
(Manager of Sunlight REIT)



ROAD TO RECOVERY



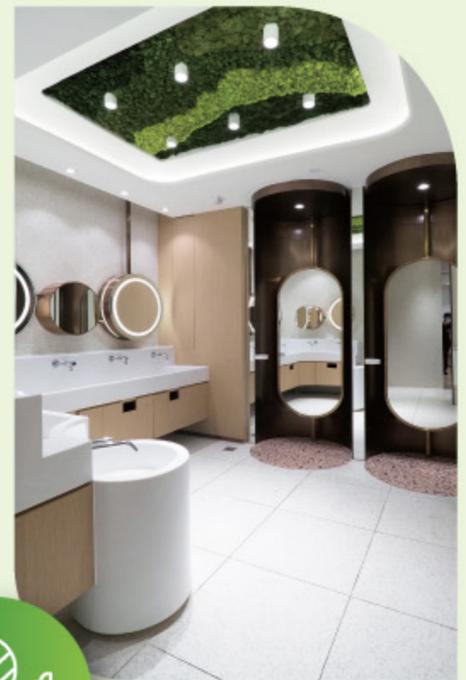
Footfall Recovery at SSC

Benefiting from border reopening between Hong Kong and Mainland China and the gradual recovery of tourism since February, we are pleased to have witnessed growing cross-border visitors at Sheung Shui Centre Shopping Arcade. With increased footfall and improved consumer sentiment, the mall was successfully brought in new tenants such as F&B operators.



Renovation of MCPI

Metro City Phase One ("MCPI") renovation will soon be completed, with new interior design and facilities at 2/F to enhance shopping experience. Further, we have partnered with The Wasted HK and Agnes Recycles to introduce sustainability elements such as furniture and art pieces made from recycled materials.



▲ Art pieces and benches made from recycled materials





WALK FOR MILLIONS

The Company is delighted to once again take part in the Community Chest's Hong Kong & Kowloon Walk for Millions 2022/2023. The walk took place on 15 January 2023 with a total of 19 staff joining the occasion. The route started from Hong Kong Stadium and finished at Aberdeen Country Park Visitor Centre. Fund raised would be used to support Family and Child Welfare Services supported by the Community Chest.



powered by Sunlight REIT



CARE THE CAREGIVER

The Company partnered with St. James Settlement on 14 January 2023 for an event of care the caregivers named “照顧者感恩祭”, which was set up to show our appreciation to the caregivers who have dedicated their time and services to help out their assigned elderly for the past year. At the event, the elderly who normally receive care was paired with a family member and a volunteer to select and purchase a gift at our shopping mall - MCPI for their caregiver to express love and gratitude. A total of 143 people attended this meaningful event.





HIGHLIGHTS OF NEW TENANTS



名軒翡翠 Shop 2070A



Pacific Coffee Shop 2041-2042



Janes & Beans Shop 2086



FATINA MILANO Shop 2101



茶寮京都仁王門 Shop 2043-44



好叉好味 Shop 269



手錶工房 Shop 264A



Baobaochu.com Shop 268



A+ Smile Dental Clinic Shop G104



我想和你無所事事 Shop 270



Spring Offer

eShop @ Sunlight

30% off



eshop.sunlightreit.com

- ✓ Used in conjunction with merchant other promotion offer
- ✗ No minimum spending requirement

Participating Merchants:

- Winsome House (Wise Bar & Restaurant)
- Dah Sing Financial Centre
- Wan Chai
- Central
- Sheung Wan
- Strand 50
- BÊP 越社
- COFFEE
- MAISON KAYSER PARIS
- Between

eCoupons:

- \$100 eCoupon*
- \$50 eCoupon*
- \$1,000 eCoupon*

*Limited quantity, while stocks last. Terms and conditions apply.