



SUNLIGHT REIT

Sunlight Real Estate Investment Trust

(a Hong Kong collective investment scheme authorized 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
恒基陽光資產管理有限公司

Full investment portfolio of Relevant Investments at 31 August 2022

Financial Instruments ⁽¹⁾ and Issuers	Primary Listing	Currency	Total Cost (HK\$'000)	Mark-to-market Value (HK\$'000)	% of Gross Asset Value ^{(2),(3)}	Credit Rating
CATHAY 4 ⁷ / ₈ 08/17/26 Cathay Pacific MTN Financing (HK) Limited	Hong Kong Exchange	USD	11,672	11,147	0.06	N/A
COGARD 5.4 05/27/25 Country Garden Holdings Company Limited	Singapore Exchange	USD	14,452	6,849	0.04	Fitch BB+ ⁽⁴⁾
COGARD 3 ¹ / ₈ 10/22/25 Country Garden Holdings Company Limited	Singapore Exchange	USD	10,115	4,947	0.02	Moody's Ba1 Fitch BB+ ⁽⁴⁾
GEELZ 3 03/05/25 Geely Finance (Hong Kong) Limited	Singapore Exchange	USD	15,373	14,651	0.08	S&P BBB-
NWDEVL 5 09/06/22 New World Capital Finance Limited	Unlisted	HKD	10,400	9,999	0.05	N/A
PANVA 4 04/26/27 TCCL (Finance) Limited	Hong Kong Exchange	USD	4,623	4,537	0.02	S&P BBB+ Moody's Baa1
PCPDC 5 ¹ / ₈ 06/18/26 PCPD Capital Limited	Singapore Exchange	USD	11,639	9,419	0.05	N/A
ZHONAN 3 ¹ / ₈ 07/16/25 ZhongAn Online P & C Insurance Co., Ltd.	Hong Kong Exchange	USD	28,743	24,405	0.13	Moody's Baa2
Total			107,017	85,954	0.45	

Notes :

(1) All financial instruments are bonds and their descriptions are quoted from Bloomberg.

(2) The percentages are arrived at by comparing the mark-to-market value of the investments with the gross asset value of Sunlight Real Estate Investment Trust, which is calculated by reference to the latest published accounts (for the six months ended 31 December 2021).

(3) Gross asset value refers to the total assets after adjusted for any distribution declared and published valuation.

(4) Fitch has lowered the rating of this financial instrument from BBB- to BB+ with effect from 15 August 2022.