



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 January 2021

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
CHALHK 4 ⁷ / ₈ 09/07/21 Chalco Hong Kong Investment Company Limited	Hong Kong Exchange	USD	23,432	23,707	0.12%	Fitch A-
COGO 4 ⁷ / ₈ 06/01/21 China Overseas Grand Oceans Finance IV (Cayman) Limited	Hong Kong Exchange	USD	15,739	15,667	0.08%	S&P BBB- Moody's Baa2 Fitch BBB
COGARD 5.4 05/27/25 Country Garden Holdings Company Limited	Singapore Exchange	USD	14,452	14,448	0.08%	Fitch BBB-
GEELZ 3 03/05/25 Geely Finance (Hong Kong) Limited	Singapore Exchange	USD	15,373	15,763	0.08%	S&P BBB-
NWDEVL 5 09/06/22 New World Capital Finance Limited	Unlisted	HKD	10,400	10,570	0.06%	N/A
YUEXIU 4 ⁷ / ₈ 04/19/21 Westwood Group Holdings Limited	Hong Kong Exchange	USD	22,021	21,855	0.12%	Moody's Baa3 Fitch BBB-
CJIANT 4 ¹ / ₂ 09/20/21 Xingsheng (BVI) Company Limited	Hong Kong Exchange	USD	15,635	15,781	0.08%	Fitch A+
YXREIT 4 ³ / ₄ 04/27/21 Yuexiu REIT MTN Company Limited	Hong Kong Exchange	USD	10,152	10,151	0.05%	S&P BBB- Moody's Baa3
ZHONAN 3 ¹ / ₈ 07/16/25 ZhongAn Online P & C Insurance Co., Ltd.	Hong Kong Exchange	USD	19,387	19,432	0.10%	Moody's Baa2
Total			146,591	147,374	0.77%	

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 2020).

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