

Press Release

**Sunlight Real Estate Investment Trust (“Sunlight REIT”)
Celebrating its 10th Listing Anniversary**

A Decade of Excellence

Hong Kong, 13 December 2016 — Henderson Sunlight Asset Management Limited, the manager of Sunlight REIT (the “**Manager**”) today held a ceremony to mark the 10th anniversary of Sunlight REIT’s listing in Hong Kong. The Board of Directors of the Manager gathered together with its staff, tenants as well as distinguished members of the investment community to witness a milestone of Sunlight REIT and celebrate its achievements.

Since its listing on the Main Board of The Stock Exchange of Hong Kong Limited in December 2006, Sunlight REIT has delivered sustained growth in income and provided unitholders with stable returns. Its success can be attributed to the Manager, which has a stable team of experienced professionals equipped with all-round expertise.

With an equity market capitalisation of about US\$1 billion, Sunlight REIT offers investors the opportunity to invest in a diversified portfolio of ten office and six retail properties in Hong Kong covering a total gross rentable area of over 1.2 million sq. ft.. Over the years, the Manager has been improving the performance of Sunlight REIT’s properties by conscientiously providing quality services and upgrading the properties, especially through innovative space planning and designs with a strong focus on sustainability.

The financial performance of Sunlight REIT over the past decade in terms of income and asset growth has been outstanding. In particular, net property income expanded by a compound annual growth rate of 8.9%, while net asset value also increased by 10.2%. Such a remarkable track record has been delivered despite cyclical swings in the office and retail leasing markets, and is a testament to the excellent asset management performance of the Manager.

Over the decade, the Manager has been committed to balancing economic, environmental and social benefits when running its business operations. It has been actively involved in community care initiatives, such as sponsoring the “Read-Cycling” project to collect and share books, and teaming up with Chinese YMCA of Hong Kong to host the “Sunlight Little Ironman Triathlon”.

Mr. Alexander Au, Chairman of the Manager, said, “I am truly proud of the achievements of Sunlight REIT over the past decade, as we have successfully built an enviable track record despite constant headwinds. With a strong foundation and a dedicated management team, I remain confident that the Sunlight story will continue to shine brightly in the years ahead.”

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About Sunlight REIT

Sunlight Real Estate Investment Trust (“**Sunlight REIT**”; Stock Code: 435) is a real estate investment trust authorised by the Securities and Futures Commission and constituted by the trust deed dated 26 May 2006 (as amended and supplemented by six supplemental deeds) (the “**Trust Deed**”), and was listed on The Stock Exchange of Hong Kong Limited on 21 December 2006. Sunlight REIT offers investors the opportunity to invest in a diversified portfolio of ten office and six retail properties in Hong Kong with an aggregate gross rentable area of approximately 1,206,827 sq. ft.. The office properties are primarily located in core business areas, including Central, Wan Chai and Sheung Wan and in decentralised business areas such as Mong Kok/Yau Ma Tei and North Point. The retail properties are primarily situated at regional transportation hubs and new towns including Sheung Shui, Tseung Kwan O and Yuen Long, as well as in urban areas with high population density.

About the Manager

Henderson Sunlight Asset Management Limited (恒基陽光資產管理有限公司) is the manager of Sunlight REIT, and an indirect wholly-owned subsidiary of Henderson Land Development Company Limited (恒基兆業地產有限公司). The Manager’s responsibility is to manage Sunlight REIT in the sole interest of the unitholders in accordance with the Trust Deed.

Disclaimer:

The information contained in this press release does not constitute an offer or invitation to sell or the solicitation of an offer or invitation to purchase or subscribe for units in Sunlight REIT in Hong Kong or any other jurisdiction.

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