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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

COMPLETION OF THE ACQUISITION OF FUNG SHUN COMMERCIAL BUILDING

The Board is pleased to announce that completion of the acquisition of Fung Shun Commercial Building pursuant to the terms of the Sale and Purchase Agreement has taken place on 15 December 2017.

Reference is made to the announcement dated 26 September 2017 issued by Henderson Sunlight Asset Management Limited (the “**Manager**”) as manager of Sunlight Real Estate Investment Trust in relation to the acquisition of Fung Shun Commercial Building (the “**Acquisition Announcement**”). Unless otherwise defined, capitalized terms used herein shall have the same meanings as those defined in the Acquisition Announcement.

The Board is pleased to announce that the Condition has been fulfilled and Completion pursuant to the terms of the Sale and Purchase Agreement has taken place on 15 December 2017. Upon Completion, the Vendor and King Firm have entered into tenancy agreements in accordance with the Lease Back Arrangement, principal terms of which are set out in the Acquisition Announcement.

As disclosed in the Acquisition Announcement, the Manager has made a submission to the SFC in respect of paragraph 7.5(d) of the REIT Code for the use of three layers of special purpose vehicles by Sunlight REIT to hold Fung Shun Commercial Building. The holding structure has been allowed by the SFC subject to Completion and the condition that there will be no change to the maximum number of layers of special purpose vehicles used by Sunlight REIT without further approval of the SFC.

This announcement is made pursuant to paragraphs 10.3 and 10.4 of the REIT Code.

By order of the Board
HENDERSON SUNLIGHT ASSET MANAGEMENT LIMITED
恒基陽光資產管理有限公司
(as manager of Sunlight Real Estate Investment Trust)
CHUNG Siu Wah
Company Secretary

Hong Kong, 15 December 2017

At the date of this announcement, the Board comprises : (1) Chairman and Non-executive Director : Mr. AU Siu Kee, Alexander; (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, Dr. TSE Kwok Sang and Mr. KWOK Tun Ho, Chester.