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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

## **OPERATIONAL STATISTICS FOR THE QUARTER ENDED 31 MARCH 2025**

Henderson Sunlight Asset Management Limited (the “**Manager**”), as manager of Sunlight Real Estate Investment Trust (“**Sunlight REIT**”), announces the operational statistics of Sunlight REIT for the quarter ended 31 March 2025.

At 31 March 2025, the portfolio occupancy rate of Sunlight REIT was 90.1% as compared to 91.3% at 31 December 2024. On the same basis of comparison, occupancy rates for both the office and retail portfolios registered a mild decline to 90.4% and 89.5% respectively. Passing rent of the overall portfolio was HK\$43.6 per sq. ft., almost unchanged from a quarter ago, while a negative rental reversion of 3.9% was recorded for the period under review.

Despite a slight drop in the level of occupancy, passing rents of Dah Sing Financial Centre and the Sheung Wan/Central office properties were stable. However, occupancy rates of Righteous Centre and The Harvest have noticeably declined to 86.0% and 76.5% respectively as compared to 94.8% and 83.4% at 31 December 2024, mainly attributable to a rise in non-renewal cases.

At 31 March 2025, occupancy rates of Sheung Shui Centre Shopping Arcade and Metro City Phase I Property were 89.5% and 91.3% respectively, while their corresponding passing rents were steady at HK\$103.8 per sq. ft. and HK\$52.2 per sq. ft.

## Operational statistics for the quarter ended 31 March 2025

Property	Location	Occupancy Rate (%) <sup>1</sup>		Passing Rent (HK\$/sq. ft.) <sup>2</sup>	
		at 31 Mar 25	at 31 Dec 24	at 31 Mar 25	at 31 Dec 24
Office					
Dah Sing Financial Centre	Wan Chai	90.6	92.2	36.8	36.9
Strand 50	Sheung Wan	89.8	89.2	29.7	29.6
135 Bonham Strand Trade Centre	Sheung Wan	90.7	92.8	26.7	26.7
Property					
Winsome House Property	Central	91.5	94.3	37.0	36.9
Righteous Centre	Mong Kok	86.0	94.8	34.4	34.2
The Harvest	Mong Kok	76.5	83.4	39.9	40.2
235 Wing Lok Street Trade Centre	Sheung Wan	88.0	88.4	19.6	19.7
Java Road 108 Commercial Centre	North Point	100.0	98.1	23.8	23.8
On Loong Commercial Building	Wan Chai	96.0	98.0	25.5	25.5
Sun Fai Commercial Centre Property	Mong Kok	96.5	96.7	21.8	21.8
Wai Ching Commercial Building	Yau Ma Tei	95.8	87.5	16.7	16.8
Property					
Average		90.4	92.0	32.0	32.1
Retail					
Sheung Shui Centre Shopping Arcade	Sheung Shui	89.5	91.4	103.8	103.9
Metro City Phase I Property	Tseung Kwan O	91.3	91.7	52.2	52.2
Kwong Wah Plaza Property	Yuen Long	97.3	97.3	51.6	51.6
West 9 Zone Kids	Tai Kok Tsui	73.4	73.4	48.0	48.2
Beverley Commercial Centre Property	Tsim Sha Tsui	91.2	91.2	31.7	31.7
Supernova Stand Property	North Point	100.0	100.0	58.8	58.8
Average		89.5	90.1	65.4	65.6
Average		90.1	91.3	43.6	43.7

### Notes :

1. Calculated on the basis of occupied gross rentable area ("GRA") as a proportion of total GRA on the relevant date.
2. Calculated on the basis of average rent per sq. ft. for occupied GRA on the relevant date.

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, 16 April 2025

*At the date of this announcement, the board of directors of the Manager 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, Dr. TSE Kwok Sang, Mr. KWOK Tun Ho, Chester and Ms. Helen ZEE.*