

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**)

26 August 2024

Dear Non-registered Unitholder(s)¹,

Notification of Publication

Please be informed that both the English and Chinese versions of the 2023/24 Second Interim Report (the “**Interim Report**”) of Sunlight Real Estate Investment Trust (“**Sunlight REIT**”) have been published and are accessible on its website (www.sunlightreit.com) and the website of HKEXnews (www.hkexnews.hk).

You may access the Interim Report by clicking “Investors” on the home page of Sunlight REIT’s website under “Annual/Interim Reports” section.

If you have previously elected to receive the Corporate Communications² in printed form, the Interim Report is enclosed.

New Arrangements on Dissemination of Corporate Communications

Pursuant to Rule 2.07A of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”), Sunlight REIT from now on will disseminate Corporate Communications electronically and printed copies of Corporate Communications will only be sent upon request. Both the English and Chinese versions of all future Corporate Communications will be available electronically on its website and the website of HKEXnews.

Under the expansion of paperless listing regime and electronic dissemination of Corporate Communications, you are recommended to provide a functional email address to your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your units are held (collectively, the “Intermediaries”) in order to view the Website Versions³ on Sunlight REIT’s website and the website of HKEXnews. A notification of publication of the Website Versions will be sent to you by email or by post, only if your email address or postal address (as the case may be) is provided by your Intermediaries. If we do not receive your functional email address or postal address from your Intermediaries via HKSCC Nominees Limited, no notification of publication of the Website Versions will be sent to you.

If you wish to receive the Interim Report and/or all future Corporate Communications in printed form, or if you, for any reason, have difficulty in gaining access to Sunlight REIT’s website, please complete, sign and return the enclosed Request Form to the unit registrar of Sunlight REIT, Tricor Investor Services Limited (the “**Unit Registrar**”) by post using the postage-prepaid mailing label provided at the bottom of the Request Form or by email (Sunlightreit-ecom@hk.tricorglobal.com). We shall send the Interim Report and/or all future Corporate Communications, as appropriate, to you in printed form free of charge.

You may change your choice of language of all future Corporate Communications by requesting the Unit Registrar by post or by email. Please note that such request will be valid, unless revoked or superseded, until expiry on 31 December of each calendar year (whichever is earlier). A new request in writing will be required if you wish to receive future Corporate Communications in printed form.

Should you have any queries relating to this letter, please call the enquiry hotline of the Unit Registrar at (852) 2980 1333 during business hours (from 9:00 a.m. to 5:30 p.m., Monday to Friday, excluding Hong Kong public holidays), or send your query by email (Sunlightreit-ecom@hk.tricorglobal.com).

Yours faithfully,
For and on behalf of
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

Encl.

Notes :

1. This letter is addressed to the non-registered unitholders of Sunlight REIT. Non-registered unitholders refer to those persons or companies whose unitholding in Sunlight REIT are being held in the Central Clearing and Settlement System (CCASS) and who have notified Sunlight REIT from time to time through Hong Kong Securities Clearing Company Limited to receive the corporate communications². If you have sold or transferred your unitholding in Sunlight REIT, please disregard this letter and the attached request form.
2. “Corporate Communications” refers to any document(s) issued or to be issued by Sunlight REIT for the information or action of unitholders, including but not limited to annual report, interim report, notice of meeting, listing document, circular and proxy form.
3. “Website Versions” means the versions of Corporate Communications being published, in both English and Chinese, on Sunlight REIT’s website and the website of HKEXnews.

REQUEST FORM

To : Sunlight Real Estate Investment Trust (“Sunlight REIT”)
(Stock Code : 435)
c/o Tricor Investor Services Limited (the “Unit Registrar”)
17/F, Far East Finance Centre
16 Harcourt Road, Hong Kong

REMINDER

As a non-registered unitholder, if you wish to receive Corporate Communications¹ pursuant to the Listing Rules, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your units are held (collectively, the “Intermediaries”) and provide a functional email address to your Intermediaries.

Part A

Please tick the box below (if applicable)

I/We would like to receive a printed version of the 2023/24 Second Interim Report.

Part B

I/We would like to receive the printed versions of all future Corporate Communications in the manner below :

Please tick **ONLY ONE** of the following boxes

- English version only; OR
 Chinese version only; OR
 BOTH the English and Chinese versions.

Signature(s) : _____ Contact telephone number : _____

Name(s) : _____ Date : _____

Notes :

1. “Corporate Communications” refers to any document(s) issued or to be issued by Sunlight REIT for the information or action of unitholders, including but not limited to annual report, interim report, notice of meeting, listing document, circular and proxy form.
2. Please complete and sign this form and return it by cutting and sticking the prepaid mailing label on an envelope to the Unit Registrar or by email (Sunlightreit-ecom@hk.tricorglobal.com).
3. Please complete this form clearly. Any form with no indicated choice, with no signature or incorrectly completed shall be void. For the avoidance of doubt, we do not accept any special instructions written on this form.
4. Part B above will apply to all future Corporate Communications to be sent to you until you notify the Unit Registrar otherwise or until expiry on 31 December of each calendar (whichever is earlier). A new request in writing will be required if you wish to receive future Corporate Communications in printed form.
5. For units held in joint names, all joint unitholders or the one whose name stands first on the register of unitholders should sign this form in order to be valid.

PERSONAL INFORMATION COLLECTION STATEMENT

- (i) “Personal Data” in this statement has the same meaning as “personal data” defined in the Personal Data (Privacy) Ordinance, Cap. 486 of the Laws of Hong Kong (“PDPO”), which may include but not limited to your name, address and contact telephone number.
- (ii) Your supply of Personal Data is on a voluntary basis for the purpose of receiving Corporate Communications in the manner chosen. If you fail to provide sufficient information, Sunlight REIT may not be able to process your request for receiving Corporate Communications. Your Personal Data will be retained for such period as may be necessary for our verification and record purposes.
- (iii) The Personal Data will be transferred to Sunlight REIT’s service providers for printing and mailing the Corporate Communications to you and if necessary to facilitate the receipt of Corporate Communications.
- (iv) You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request should be in writing by to the Data Privacy Officer of the Unit Registrar either by post or by email (is-enquiries@hk.tricorglobal.com).
- (v) Please refer to the Privacy Policy Statement which is available on the website of Sunlight REIT for further details.

MAILING LABEL

*Please cut out the mailing label and stick it on
an envelope to return this form to us.
No postage is necessary if posted in Hong Kong.*

Tricor Investor Services Limited
Freeport No. 10 GPO
Hong Kong