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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

**CHANGE IN DIRECTOR'S INFORMATION OF THE MANAGER**

This announcement is made by Henderson Sunlight Asset Management Limited (the “**Manager**”) as manager of Sunlight Real Estate Investment Trust (“**Sunlight REIT**”) pursuant to Rule 13.51(2)(l) and Rule 13.51B(2) of the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) in relation to a change in information of Ms. Helen ZEE (“**Ms. ZEE**”), an independent non-executive director of the Manager (“**INED**”).

The board of directors of the Manager (the “**Board**”) was notified by Ms. ZEE that on 11 August 2025, an order was granted by the High Court of Hong Kong for the winding up (the “**Winding-up Order**”) of China South City Holdings Limited (“**China South City**”), a company of which Ms. ZEE served as an independent non-executive director during the period from 6 January 2023 to 14 July 2025.

Based on public information, China South City is a company incorporated in Hong Kong with limited liability whose shares are listed on the Stock Exchange (stock code: 1668). China South City and its subsidiaries are principally engaged in developing and operating large-scale integrated logistics and trade centres in the Mainland China. For further information relating to China South City and the Winding-up Order, unitholders and investors are advised to refer to the announcements published on the website of China South City and HKEXnews website.

Ms. ZEE has confirmed that save as disclosed in this announcement, (i) there is no other information which is required to be disclosed pursuant to Rules 13.51(2)(h) to (v) of the Listing Rules, and (ii) she is not aware of any other information that needs to be brought to the attention of the Manager or unitholders of Sunlight REIT.

The Board, having reviewed Ms. ZEE's background, expertise and experience, is of the view that the aforesaid matter does not have any impact on the Manager or Sunlight REIT nor affect Ms. ZEE's ability to discharge her duties as an INED.

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, 12 August 2025

*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, Dr. TSE Kwok Sang, Mr. KWOK Tun Ho, Chester and Ms. Helen ZEE.*