



Sunlight Real Estate Investment Trust

(a Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance
(Chapter 571 of the Laws of Hong Kong))
(Stock Code: 435)

25 July 2014

Dear Unitholder,

Sunlight Real Estate Investment Trust (“Sunlight REIT”)

We are pleased to enclose (i) Circular and (ii) Form of Proxy of Sunlight REIT. Both the English and Chinese versions of the above Corporate Communications ^{Note} have been posted on Sunlight REIT’s website at www.sunlightreit.com.

For those unitholders who have received the Corporate Communications in either the English or the Chinese version only, they may request a printed copy in the other language by returning the enclosed request form, duly completed and signed, with the pre-paid envelope provided to the unit registrar of Sunlight REIT (the “Unit Registrar”), namely Tricor Investor Services Limited of Level 22, Hopewell Centre, 183 Queen’s Road East, Hong Kong or by fax to (852) 2810 8185. The request form may also be downloaded from Sunlight REIT’s website or can be obtained from the Unit Registrar.

You are entitled to change your choice at any time by reasonable notice in writing, either by post or by email (Sunlightreit-ecom@hk.tricorglobal.com) to the Unit Registrar. If you have chosen to receive Corporate Communications by electronic means and, for any reason, have difficulty in receiving or gaining access to the relevant documents, we will promptly send the printed form of the same to you free of charge upon request.

Both the printed English and Chinese versions of Corporate Communications will be available from Sunlight REIT or the Unit Registrar on request, and both versions will also be available in an accessible format on Sunlight REIT’s website at www.sunlightreit.com (for 5 years from the date of first publication) and The Stock Exchange of Hong Kong Limited’s website at www.hkexnews.hk.

Should you have any queries relating to this letter, please call the enquiry hotline at (852) 2980 1333.

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.

Note: Corporate Communications refer to any documents 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.