



SUNLIGHT REIT
陽光房地產基金

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)

3 August 2007

Dear Unitholder(s),

Election of Language and Means of Receipt of Corporate Communications

For the purposes of environmental protection and cost saving, Sunlight Real Estate Investment Trust ("Sunlight REIT") proposes to provide you with the choice to receive future Corporate Communications (*see note below*) either (i) in printed form, in either the English language version only, the Chinese language version only, or both the English and Chinese language versions; or (ii) by electronic means through Sunlight REIT's website at www.sunlightreit.com.

The purpose of this letter is to ascertain Unitholders' choice of language and means of receipt of Sunlight REIT's future Corporate Communications.

Please tick the appropriate box in the attached Reply Form, sign and return it to the Unit Registrar of Sunlight REIT, Tricor Investor Services Limited of 26/F., Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong, on or before 31 August 2007 (the "Relevant Date").

If we do not receive your reply on or before the Relevant Date, we will send the printed Chinese language version of future Corporate Communications to all Hong Kong Unitholders who are natural persons with a Chinese name and using a Hong Kong address (based on the address appearing in the register of Unitholders of Sunlight REIT maintained by the Unit Registrar of Sunlight REIT) and the printed English language version to all other Unitholders.

If you choose electronic means and have specified your email address in the attached Reply Form, we will send you an email notification of the publication of the relevant Corporate Communication on Sunlight REIT's website on the day such Corporate Communication is sent to Unitholders.

Even after you have made your election, you may change your choice of language and/or means of receipt at any time, free of charge, by completing and returning to the Unit Registrar of Sunlight REIT the change request form, a copy of which will be sent to you together with future Corporate Communications or can be obtained from the Unit Registrar of Sunlight REIT.

Both the printed English and Chinese language versions of Corporate Communications will be available from Sunlight REIT or its Unit Registrar on request, or 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.hkex.com.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

as manager of Sunlight Real Estate Investment Trust

CHEUNG Kam Yee

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.