

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)

24 February 2012

Dear Unitholder,

Notification of Publication of Corporate Communications ^{Note} of Sunlight Real Estate Investment Trust (“Sunlight REIT”)

We are pleased to inform you that both the English and Chinese versions of the 2011/12 Interim Report (the “**Interim Report**”) are now available on Sunlight REIT’s website at www.sunlightreit.com.

If you 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 your request. You are also entitled to change your choice of means of receipt and/or language of Corporate Communications at any time by reasonable notice in writing. In both of the above cases, please complete and return the attached Change Request Form to the unit registrar of Sunlight REIT, namely Tricor Investor Services Limited, by post to 26th Floor, Tesbury Centre, 28 Queen’s Road East, Wan Chai, Hong Kong, or by email (Sunlightreit-ecom@hk.tricorglobal.com) or by fax to (852) 2810 8185.

Both the English and the Chinese versions of Corporate Communications will 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
as manager of Sunlight REIT
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.