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)

18 February 2009

To : Those unitholders who have chosen to rely on corporate communications of Sunlight Real Estate Investment Trust on its website in lieu of printed copy of the documents

Dear Unitholder,

Sunlight Real Estate Investment Trust ("Sunlight REIT")
2008/09 Interim Report

We are pleased to inform you that both the English and Chinese versions of the 2008/09 Interim Report (the "**Interim Report**") are now available on Sunlight REIT's website at www.sunlightreit.com.

If for any reason you have difficulties in receiving or gaining access to the Interim Report posted on Sunlight REIT's website, or wish to receive a printed version, we will send you the printed version of the Interim Report free of charge upon your request by returning the attached Change Request Form, duly completed and signed, to the unit registrar of Sunlight REIT, Tricor Investor Services Limited (the "**Unit Registrar**") of 26th Floor, Tesbury Centre, 28 Queen's Road East, Wan Chai, Hong Kong or by fax to (852) 2810 8185.

Please note that you are entitled at any time by reasonable notice in writing to the Unit Registrar to change your choice of language and means of receipt of future corporate communications. You may also notify us by email at info@HendersonSunlight.com.

Please also be informed that both the English and Chinese versions of all corporate communications are available 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
LO Yuk Fong, Phyllis
Company Secretary

Encl.