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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

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that the extraordinary general meeting (the “**EGM**”) of the unitholders (“**Unitholders**”) of Sunlight Real Estate Investment Trust (“**Sunlight REIT**”) will be held on 24/F, Admiralty Centre I, 18 Harcourt Road, Hong Kong on Thursday, 25 June 2026 at 10:45 a.m. (or if later, immediately after the conclusion or the adjournment of the annual general meeting of Unitholders convened for the same place and day) for considering and, if thought fit, passing, with or without modifications, the following resolution as an ordinary resolution :

ORDINARY RESOLUTION

“THAT :

- (a) the Property Management Transactions (as defined and described in the Circular, and for identification purpose, a copy of each of the Seventh Supplemental Agreement, the Renewed Master Services Agreement and the Connected Deeds of Mutual Covenant has been produced to this meeting and marked “*” and signed by the chairman of the EGM) and the Annual Caps thereof (as defined and described in the Circular) be and are hereby approved, confirmed and ratified; and
- (b) the Manager, any director of the Manager and the Trustee and any duly authorized officer of the Trustee each be and is hereby authorized to do and procure to be done all such acts and things (including executing all such documents as may be required) as the Manager, such director of the Manager or the Trustee (as the case may be) may consider desirable, expedient, necessary or in the interests of Sunlight REIT to implement or give effect to the matters resolved upon in paragraph (a) above.”

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, 5 June 2026

Notes :

- (a) Unless otherwise defined in this notice or the context requires otherwise, terms defined in the circular of Sunlight REIT dated 5 June 2026 to Unitholders (the “**Circular**”) shall have the same meanings when used in this notice.
- (b) Pursuant to the Trust Deed, any Unitholder is entitled to appoint a proxy or proxies to attend and vote in his/her stead at the meeting (or any adjournment or postponement thereof), but the number of proxy appointed by any Unitholder (other than HKSCC Nominees Limited or a recognized clearing house within the meaning of the Securities and Futures Ordinance) shall not exceed two. A proxy need not be a Unitholder.
- (c) In order to be valid, the form of proxy, together with the power of attorney or other authority (if any) under which it is signed or a notarially certified copy thereof, must be returned to the unit registrar of Sunlight REIT, Tricor Investor Services Limited, on 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong (the “**Unit Registrar**”) as soon as possible and in any event, not less than 48 hours before the time appointed for holding the EGM, or any adjourned or postponed meeting (as the case may be). Completion and return of the form of proxy will not preclude you from attending and voting in person at the EGM, or any adjournment or postponement thereof, or at the poll concerned should you so wish. In the event that you attend the meeting or adjourned or postponed meeting (as the case may be) after having lodged a form of proxy, the form of proxy will be deemed to have been revoked.
- (d) In the case of joint Unitholders, the vote of the Unitholder who is first-named on the register of Unitholders, whether tendered in person or by proxy, shall be acceptable to the exclusion of the votes of other joint Unitholders.
- (e) For the purpose of determining Unitholders who are entitled to attend and vote at the EGM, the register of Unitholders will be closed from Monday, 22 June 2026 to Thursday, 25 June 2026, both days inclusive, during which period no transfers of Units will be effected. In order to qualify to attend and vote at the EGM, all transfers of Units accompanied by the relevant unit certificates and duly completed transfer forms must be lodged with the Unit Registrar for registration no later than 4:30 p.m. on Thursday, 18 June 2026. The record date for determining entitlements of Unitholders to attend and vote at the EGM is Thursday, 25 June 2026.
- (f) The voting of the resolution proposed at the EGM as set out in this notice shall be taken by way of a poll.
- (g) If a Typhoon Signal No. 8 (or above), or ‘extreme conditions caused by a super typhoon’, or a Black Rainstorm Warning Signal is in force at or at any time after 7:00 a.m. on the date of the EGM, the meeting will be rescheduled. The Manager will publish an announcement on the websites of Sunlight REIT at www.sunlightreit.com and HKEXnews at www.hkexnews.hk to notify Unitholders of the arrangement on the rescheduled meeting.

The EGM will be held as scheduled when an Amber or a Red Rainstorm Warning Signal is in force. Unitholders should decide on their own whether they would attend the meeting under bad weather conditions bearing in mind their own situation.
- (h) Please indicate in advance, not less than one week before the time appointed for holding the EGM, if Unitholders, because of disabilities, need special arrangements to participate in the meeting. Any such request should be made in writing to the Unit Registrar by post or by email to Sunlightreit-ecom@vistra.com. The Manager will endeavour to make the necessary arrangements unless there is unjustifiable hardship in arranging for them.
- (i) The translation of this notice into Chinese language is for reference only. In case of any inconsistency, the English version of this notice shall prevail.

At the date of this notice, the board of directors of the Manager 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.