

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)

9 April 2026

Dear Non-registered Unitholder(s)¹,

Notification of Publication

Please be informed that both the English and Chinese versions of the (i) 2025 Annual Report and (ii) Circular in relation to general mandate to buy back units and notice of annual general meeting (collectively, the “**Documents**”) of Sunlight Real Estate Investment Trust (“**Sunlight REIT**”) have been published and are accessible on Sunlight REIT’s website at www.sunlightreit.com and the website of HKEXnews at www.hkexnews.hk. You may click “Investors” on the home page of Sunlight REIT’s website or browse the website of HKEXnews to access the Website Versions². If you have elected to receive the Corporate Communications³ in printed form, we are pleased to enclose the Documents herewith.

In support of environmental protection, you are recommended to read the Website Versions and provide a functional email address to your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your units are held (collectively, the “Intermediaries”). A notification of publication of the Website Versions will be sent to you by email or by post, only if your email address or postal address (as the case may be) is provided by your Intermediaries. If we do not receive your functional email address or postal address from your Intermediaries via HKSCC Nominees Limited, no notification will be sent to you.

If you wish to receive the Documents and/or future Corporate Communications in printed form, please complete, sign and return the enclosed Request Form to Sunlight REIT’s unit registrar, Tricor Investor Services Limited (the “**Unit Registrar**”) by post using the postage-prepaid mailing label provided at the bottom of the Request Form or by email to Sunlightreit-ecom@vistra.com. We shall send the Documents and/or future Corporate Communications, as appropriate, to you in printed form free of charge. Your request for receiving future Corporate Communications in printed form will be valid until it is revoked or superseded in writing, or until the publication of the next annual report (whichever is earlier).

You may change your choice of language of future Corporate Communications by making a request to the Unit Registrar by post or by email in the above manner.

The 2025 Sustainability Report of Sunlight REIT is published in electronic format only and is accessible by clicking “Sustainability” on the home page of Sunlight REIT’s website or browsing the website of HKEXnews. If you wish to receive a printed copy, please make a request to the Unit Registrar by post to 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to Sunlightreit-ecom@vistra.com. We shall send a printed copy to you free of charge.

Should you have any queries relating to this letter, please call the enquiry hotline of the Unit Registrar at (852) 2980 1333 during business hours (from 9:00 a.m. to 5:30 p.m., Monday to Friday, excluding Hong Kong public holidays), or send your query by email.

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.

Notes:

1. This letter is addressed to the non-registered unitholders of Sunlight REIT. Non-registered unitholders refer to those persons or companies whose unitholding in Sunlight REIT are being held in the Central Clearing and Settlement System (CCASS) and who have notified Sunlight REIT from time to time through Hong Kong Securities Clearing Company Limited to receive the Corporate Communications. If you have sold or transferred your unitholding in Sunlight REIT, please disregard this letter and the attached Request Form.
2. “Website Versions” means the versions of Corporate Communications being published, in both English and Chinese, on Sunlight REIT’s website and the website of HKEXnews.
3. “Corporate Communications”, in general, include the annual report, interim report, notice of meeting, listing document, circular and proxy form issued or to be issued by Sunlight REIT, but exclude Actionable Corporate Communications that seek instructions from the Unitholders on how they wish to exercise their rights or make elections as Unitholders. Actionable Corporate Communications will be sent to Unitholders individually.

REQUEST FORM

To: Sunlight Real Estate Investment Trust (“Sunlight REIT”)
(Stock Code: 435)
c/o Tricor Investor Services Limited (the “Unit Registrar”)
17/F, Far East Finance Centre
16 Harcourt Road, Hong Kong

REMINDER

As a non-registered unitholder, if you wish to read the Website Versions of future Corporate Communications¹ and receive notifications of publication, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your units are held (collectively, the “Intermediaries”) and provide a functional email address to your Intermediaries.

Part A

I/We would like to receive the printed versions of the 2025 Annual Report and Circular in relation to general mandate to buy back units and notice of annual general meeting in the manner below :

Please tick **ONLY ONE** of the following boxes

- English only;** OR
 Chinese only; OR
 BOTH English and Chinese.

Part B

I/We would like to receive the printed versions of future Corporate Communications in the manner below :

Please tick **ONLY ONE** of the following boxes

- English only;** OR
 Chinese only; OR
 BOTH English and Chinese.

Signature(s) : _____ Contact telephone number : _____
Name(s) : _____ Date : _____

Notes:

1. “Corporate Communications”, in general, include the annual report, interim report, notice of meeting, listing document, circular and proxy form issued or to be issued by Sunlight REIT.
2. Please complete and sign this form and return it by post to the Unit Registrar using the postage-prepaid mailing label or by email to Sunlightreit-ecom@vistra.com.
3. Please complete this form clearly. Any form with no indicated choice, with no signature or incorrectly completed shall be void. For the avoidance of doubt, we do not accept any special instructions written on this form.
4. Part B above will apply to future Corporate Communications to be sent to you until you notify the Unit Registrar in writing otherwise, or until the publication of the next annual report (whichever is earlier).

PERSONAL INFORMATION COLLECTION STATEMENT

- (i) “Personal Data” in this statement has the same meaning as “personal data” defined in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong (“PDPO”), which may include but not limited to your name, address and contact telephone number.
- (ii) The Personal Data provided to Sunlight REIT and/or the Unit Registrar in this form will be used for the purpose of providing Corporate Communications to you in the manner you have chosen. The Personal Data will be transferred to Sunlight REIT’s service providers for printing and mailing the Corporate Communications to you.
- (iii) Your supply of Personal Data is on a voluntary basis. If you fail to provide sufficient information, Sunlight REIT may not be able to process your request for receiving Corporate Communications. Your Personal Data will be retained for such period as may be necessary for the above purposes and its directly related purpose(s).
- (iv) You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request should be made in writing to the Data Privacy Officer of the Unit Registrar either by post to 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to is-enquiries@vistra.com.
- (v) For further details, please refer to the Privacy Policy Statement which is available on the website of Sunlight REIT.

MAILING LABEL

*Please cut out the mailing label and stick it on
an envelope to return this form to us.
No postage is necessary if posted in Hong Kong.*

Tricor Investor Services Limited
Freepost No. 10 GPO
Hong Kong