

## 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 Unitholder(s),

### Notification of Publication

Please be informed that both the English and Chinese versions of the (i) 2025 Annual Report, (ii) Circular in relation to general mandate to buy back units and notice of annual general meeting (the “**Circular**”) and (iii) Form of Proxy (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](http://www.sunlightreit.com) and the website of HKEXnews at [www.hkexnews.hk](http://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 Versions<sup>1</sup>. If you have elected to receive the Corporate Communications<sup>2</sup> 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 your functional email address to Sunlight REIT so that a notification will be sent to you by email on the date of publication of the Website Versions. However, if we do not possess your email address or the email address provided is non-functional, we will send the notification to you by post. Please provide your email address by completing the enclosed Reply Form and returning it 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 Reply Form or by email to [Sunlightreit-ecom@vistra.com](mailto:Sunlightreit-ecom@vistra.com).

If you wish to receive the Documents and/or future Corporate Communications in printed form, please inform the Unit Registrar in the above manner. 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 Your request for receiving future Corporate Communications in printed form will be valid until it is revoked or superseded in writing, or until the publication of the next annual report (whichever is earlier).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 means of receipt and/or 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](mailto: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. “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.
2. “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.

