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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

OPERATIONAL STATISTICS FOR THE QUARTER ENDED 30 SEPTEMBER 2025

Henderson Sunlight Asset Management Limited (the “**Manager**”), as manager of Sunlight Real Estate Investment Trust (“**Sunlight REIT**”), announces the operational statistics of Sunlight REIT for the quarter ended 30 September 2025.

At 30 September 2025, the portfolio occupancy rate of Sunlight REIT was 89.2%, unchanged from the last quarter, with office and retail occupancy staying at 89.7% and 88.2% respectively. The passing rent of the overall portfolio was HK\$43.0 per sq. ft., while a negative rental reversion of 9.0% was recorded for the quarter under review.

The occupancy rate of Dah Sing Financial Centre was stable at 90.6% at 30 September 2025, with a passing rent of HK\$36.1 per sq. ft. The Sheung Wan-based Strand 50 registered an improvement in occupancy to 85.5%, while that of Winsome House Property dipped to 80.2%, primarily due to transitional vacancies arising from the relocation of certain office tenants. On the Kowloon side, the occupancy rate of The Harvest rebounded to 96.4%, reflecting its popularity as a beauty-driven service hub.

On the retail front, Sheung Shui Centre Shopping Arcade recorded an occupancy rate of 87.8% and a passing rent of HK\$104.1 per sq. ft. at 30 September 2025. As for Metro City Phase I Property, its occupancy rate was unchanged at 87.1%, while its passing rent was HK\$53.2 per sq. ft.

Operational statistics for the quarter ended 30 September 2025

Property	Location	Occupancy Rate (%) ¹		Passing Rent (HK\$/sq. ft.) ²	
		at 30 Sep 25	at 30 Jun 25	at 30 Sep 25	at 30 Jun 25
Office					
Dah Sing Financial Centre	Wan Chai	90.6	90.6	36.1	36.3
Strand 50	Sheung Wan	85.5	82.9	28.3	29.1
135 Bonham Strand Trade Centre	Sheung Wan	88.4	87.5	26.2	26.4
Property					
Righteous Centre	Mong Kok	91.7	92.5	34.9	34.0
Winsome House Property	Central	80.2	91.5	35.4	36.5
The Harvest	Mong Kok	96.4	87.0	38.2	38.5
235 Wing Lok Street Trade Centre	Sheung Wan	86.1	88.3	19.4	19.5
Java Road 108 Commercial Centre	North Point	100.0	100.0	24.0	23.9
On Loong Commercial Building	Wan Chai	90.0	94.0	25.4	25.5
Sun Fai Commercial Centre Property	Mong Kok	89.4	96.5	21.9	21.8
Wai Ching Commercial Building	Yau Ma Tei	97.2	97.2	16.5	16.6
Property					
Average		89.7	90.0	31.5	31.7
Retail					
Sheung Shui Centre Shopping Arcade	Sheung Shui	87.8	87.0	104.1	105.2
Metro City Phase I Property	Tseung Kwan O	87.1	87.1	53.2	53.9
Kwong Wah Plaza Property	Yuen Long	96.6	95.8	50.3	50.4
West 9 Zone Kids	Tai Kok Tsui	82.2	79.5	42.7	42.8
Supernova Stand Property	North Point	100.0	100.0	58.8	58.8
Beverley Commercial Centre Property	Tsim Sha Tsui	85.0	91.2	31.1	31.5
Average		88.2	87.6	64.9	65.5
Average		89.2	89.2	43.0	43.3

Notes :

1. Calculated on the basis of occupied gross rentable area ("GRA") as a proportion of total GRA on the relevant date.
2. Calculated on the basis of average rent per sq. ft. for occupied GRA on the relevant date.

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, 15 October 2025

At the date of this announcement, 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.