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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 31 MARCH 2026

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 31 March 2026.

At 31 March 2026, the portfolio occupancy rate of Sunlight REIT was 91.5% as compared to 90.6% at 31 December 2025. Passing rent of the overall portfolio was steady at HK\$41.8 per sq. ft., while rental reversion for the quarter under review came in at negative 7.9%.

In respect of the office portfolio, Dah Sing Financial Centre maintained a stable occupancy rate of 91.1% with a passing rent of HK\$35.2 per sq. ft. Meanwhile, the Sheung Wan/Central portfolio made reasonable headway with an occupancy rate of 90.7%. On the Kowloon side, The Harvest was fully let, while the occupancy rate of Righteous Centre improved to 92.5%.

On the retail front, Sheung Shui Centre Shopping Arcade and Metro City Phase I Property reported occupancy rates of 88.0% and 89.1% respectively, with their passing rents largely unchanged at HK\$101.2 per sq. ft. and HK\$52.9 per sq. ft.

Operational statistics for the quarter ended 31 March 2026

Property	Location	Occupancy Rate (%) ¹		Passing Rent (HK\$/sq. ft.) ²	
		at 31 Mar 26	at 31 Dec 25	at 31 Mar 26	at 31 Dec 25
Office					
Dah Sing Financial Centre	Wan Chai	91.1	91.0	35.2	35.3
Strand 50	Sheung Wan	91.4	89.1	27.0	27.9
135 Bonham Strand Trade Centre Property	Sheung Wan	92.1	89.7	25.7	25.9
Righteous Centre	Mong Kok	92.5	90.6	33.6	34.7
Winsome House Property	Central	88.6	88.6	34.3	34.3
The Harvest	Mong Kok	100.0	100.0	38.0	38.0
235 Wing Lok Street Trade Centre	Sheung Wan	89.0	88.3	19.1	19.3
Java Road 108 Commercial Centre	North Point	98.1	100.0	24.0	24.0
On Loong Commercial Building	Wan Chai	89.1	87.2	25.2	25.4
Sun Fai Commercial Centre Property	Mong Kok	93.3	91.4	21.2	21.7
Wai Ching Commercial Building Property	Yau Ma Tei	100.0	100.0	16.4	16.4
Average		91.9	91.2	30.7	31.0
Retail					
Sheung Shui Centre Shopping Arcade	Sheung Shui	88.0	87.5	101.2	102.2
Metro City Phase I Property	Tseung Kwan O	89.1	87.1	52.9	53.4
Kwong Wah Plaza Property	Yuen Long	100.0	100.0	50.7	50.7
West 9 Zone Kids	Tai Kok Tsui	89.8	89.6	40.8	40.7
Supernova Stand Property	North Point	100.0	100.0	58.8	58.8
Beverly Commercial Centre Property	Tsim Sha Tsui	85.4	87.6	30.1	30.7
Average		90.6	89.6	63.4	63.9
Average		91.5	90.6	41.8	42.1

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, 22 April 2026

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.