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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

FINAL RESULTS ANNOUNCEMENT FOR THE YEAR ENDED 31 DECEMBER 2025

The board of directors (the “**Board**”) of Henderson Sunlight Asset Management Limited (the “**Manager**”) announces the final results of Sunlight Real Estate Investment Trust (“**Sunlight REIT**”) for the year ended 31 December 2025 (the “**Year**”).

HIGHLIGHTS OF THE YEAR

1. Distributable income for the Year registered a mild 2.1% drop as compared to the corresponding calendarized figure in 2024.
2. Distribution per unit for the Year was HK 18.2 cents, representing a payout ratio of 96.1%.
3. Net asset value per unit was HK\$7.09 at 31 December 2025.
4. Occupancy rate of the portfolio was 90.6% with an average retention rate of 70%.
5. A string of successful refinancing exercises on favourable pricing reinforced the firm foundation of Sunlight REIT.
6. Attainment of the five-star Global Real Estate Sustainability Benchmark (GRESB) rating is a testament to Sunlight REIT’s commitment to sustainability.

FINANCIAL HIGHLIGHTS

(in HK\$' million, unless otherwise specified)

	Year ended 31 December 2025	18 months ended 31 December 2024
Revenue	778.1	1,236.3
Net property income	601.0	957.7
Cost-to-income ratio (%)	22.8	22.5
Loss after taxation	(275.4)	(173.0)
Distributable income	330.2	499.7
Distribution per unit (HK cents)	18.2	27.4
Payout ratio (%)	96.1	94.0
	At 31 December 2025	At 31 December 2024
Portfolio valuation	17,403.0	17,933.6
Net asset value	12,402.6	13,010.1
Net asset value per unit (HK\$)	7.09	7.53
Gearing ratio (%)	27.8	27.0

2025 FINAL RESULTS

Sunlight REIT recorded total revenue and net property income for the Year of HK\$778.1 million and HK\$601.0 million respectively, down 4.8% and 5.3% as compared to their corresponding calendarized figures in 2024. Distributable income for the Year exhibited a milder drop of 2.1% to HK\$330.2 million, mainly attributable to a 16.1% saving in interest expense.

The key performance indicators on a calendarized basis are summarized as follows :

in HK\$' million	12 months ended 31 December 2025	12 months ended 31 December 2024*
Revenue	778.1	817.1
Net property income	601.0	634.5
Distributable income	330.2	337.3

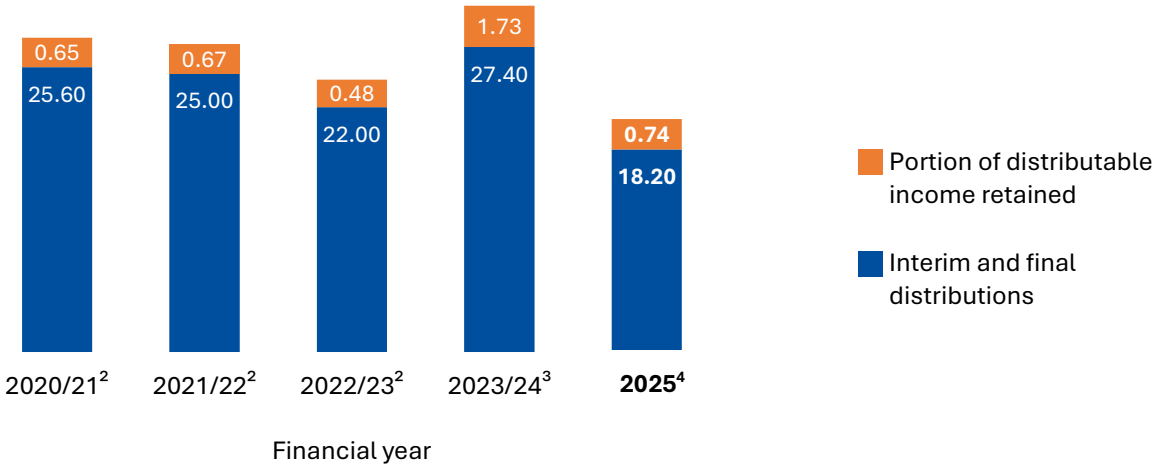
* *unaudited figures derived from the audited financial statements for the 18 months ended 31 December 2024.*

The Board has resolved to declare a final distribution of HK 9.1 cents per unit, bringing distribution per unit for the Year to HK 18.2 cents, which represents a payout ratio of 96.1% and a yield of 7.7% based on the closing unit price of HK\$2.35 on the last trading day of the Year.

The appraised value of Sunlight REIT’s portfolio was HK\$17,403.0 million at 31 December 2025, 3.0% lower than the level recorded 12 months ago. Consequently, the net asset value of Sunlight REIT retreated by 4.7% to HK\$12,402.6 million, or HK\$7.09 per unit (31 December 2024: HK\$7.53 per unit).

The EBITDA¹ of Sunlight REIT for the Year was HK\$515.0 million. Given the more favourable interest rate environment, the interest coverage ratio was 3.0 times versus 2.6 times recorded in the previous financial period (which covers the 18 months ended 31 December 2024).

Distribution per unit at a glance
(HK cents)



- Notes :
- 1. EBITDA represents net earnings before change in fair value of investment properties, interest expense, taxation, depreciation and amortization
 - 2. For the financial year ended 30 June
 - 3. For the 18 months ended 31 December 2024
 - 4. For the financial year ended 31 December

MANAGEMENT DISCUSSION AND ANALYSIS

I. *Business Review*

At 31 December 2025, the occupancy rate of Sunlight REIT's overall portfolio was 90.6%. The corresponding figures of the office and retail portfolios were 91.2% and 89.6%, with average passing rents of HK\$31.0 per sq. ft. and HK\$63.9 per sq. ft. respectively, down 3.4% and 2.6% year on year.

The portfolio recorded an average retention rate of 70% for the Year, while rental reversion came in at negative 9.3%.

Dah Sing Financial Centre

Rental and car park income of Dah Sing Financial Centre (“**DSFC**”) for the Year was HK\$149.3 million (12 months ended 31 December 2024: HK\$156.7 million).

Amidst a challenging Grade A office market, DSFC demonstrated its resilience in both occupancy and tenant retention - this flagship office property maintained an occupancy rate of 91.0% at 31 December 2025 with a satisfactory retention rate of 78%. However, in order to achieve stable occupancy, rental adjustments were adopted to accommodate cost-conscious tenants, resulting in a 14.4% negative rental reversion during the Year, while passing rent was HK\$35.3 per sq. ft.

Sheung Shui Centre Shopping Arcade

Rental and car park income of Sheung Shui Centre Shopping Arcade (“**SSC**”) totalled HK\$146.6 million for the Year (12 months ended 31 December 2024: HK\$151.8 million).

The occupancy rate of SSC, which stood at 87.5% at 31 December 2025, was somewhat affected by the vacant space previously occupied by a kindergarten tenant which accounted for 7.5% of its gross rentable area, but only 1.6% of total rental income. Passing rent at the end of the Year was HK\$102.2 per sq. ft., while retention rate stayed at a decent level of 70%. Reflecting the cautious sentiment of retail operators, negative rental reversion for the Year widened to 10.7%.

Metro City Phase I Property

Metro City Phase I Property (“**MCPI**”) recorded rental and car park income for the Year of HK\$123.9 million (12 months ended 31 December 2024: HK\$132.9 million).

The occupancy rate of MCPI was 87.1% at 31 December 2025, while passing rent stayed at HK\$53.4 per sq. ft. Its retention rate for the Year was 72%, while rental reversion was negative 9.0%.

II. Capital and Interest Rate Management

During the Year, Sunlight REIT successfully completed the refinancing of borrowings in the amount of HK\$2,980 million on favourable interest margin. Further, two unsecured term loans with an aggregate amount of HK\$1,200 million were concluded subsequent to the end of the Year, which upon drawdown would have fully refinanced all existing loan obligations maturing in 2026, extending the weighted debt maturity period to 3.1 years.

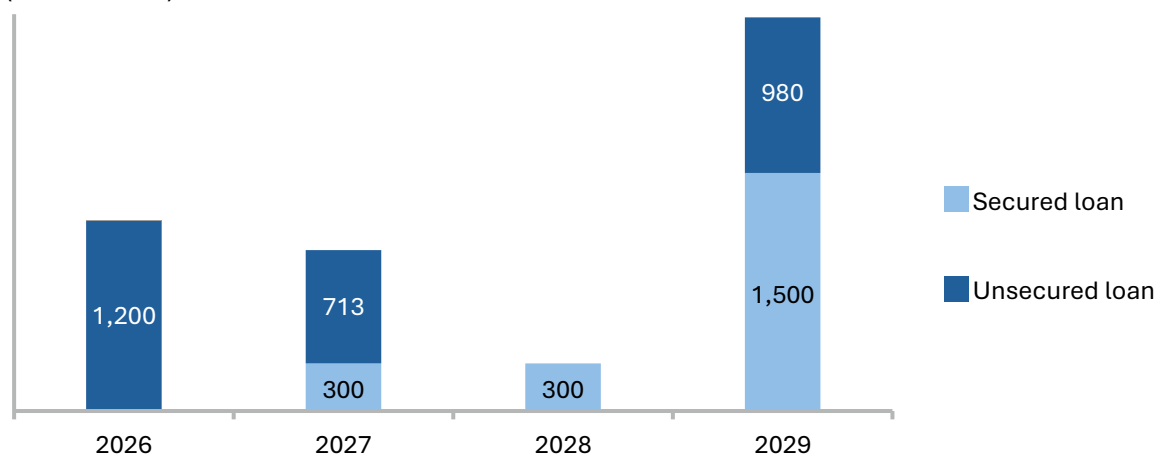
Total indebtedness of Sunlight REIT stayed at HK\$4,993 million at 31 December 2025, comprising secured loans of HK\$2,100 million and unsecured loans of HK\$2,893 million. The secured portion is backed by a mortgage over certain properties with an appraised value of HK\$4,780 million. The gearing ratio of Sunlight REIT (defined as total borrowings as a percentage of gross assets) was 27.8%, while gross liabilities represented 30.9% of gross assets.

Signifying the commitment to green finance, the Manager is delighted to report that all term loans of Sunlight REIT are currently being structured as sustainability-linked loans.

Maturity Profile of Total Borrowings

(at 31 December 2025)

(HK\$' million)

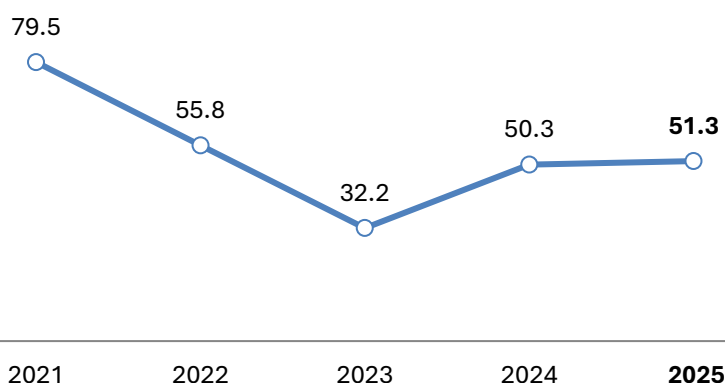


During the Year, the Manager continued to adhere to a prudent interest rate management policy, demonstrated by the execution of new interest rate swaps with an aggregate notional amount of HK\$850 million. At 31 December 2025, the proportion of Sunlight REIT's fixed-rate borrowings stood at 51.3% with a weighted average interest rate of 3.58% per annum, while the blended interest margin for the floating-rate term loans was 0.75% per annum over Hong Kong Interbank Offered Rate. The weighted average funding cost for the Year was 3.5%, down from 4.2% in the preceding financial period.

Fixed Rate Borrowings as a % of Total Borrowings

(at 31 December)

(%)



III. Environmental, Social and Governance

The attainment of the five-star GRESB rating during the year under review is a testament to Sunlight REIT's commitment to sustainability. This accomplishment was complemented at the asset level, as MCPI received a Gold rating in Operations and Maintenance: Existing Buildings of the Leadership in Energy and Environmental Design (LEED) certification. In addition, the Manager strengthened the community partnership platform by encompassing a wider array of participating properties and introducing new forms of collaboration with non-governmental organizations.

Key Green Building Certifications of Sunlight REIT

(at 31 December 2025)

Property	Certificates	Rating
Dah Sing Financial Centre	BEAM Plus EB V2.0 Comprehensive Scheme	Platinum
Strand 50	BEAM Plus EB V2.0 Selective Scheme (Materials and Waste Aspects, and Indoor Environmental Quality Aspect)	Excellent Grade
	LEED v4.1 Operations and Maintenance: Existing Buildings	Gold
Metro City Phase I Property	BEAM Plus EB V2.0 Selective Scheme (Site Aspects)	Excellent Grade
	LEED v4.1 Operations and Maintenance: Existing Buildings	Gold
Sheung Shui Centre Shopping Arcade	BEAM Plus EB V2.0 Selective Scheme (Site Aspects)	Excellent Grade
Kwong Wah Plaza Property		
Righteous Centre		
235 Wing Lok Street Trade Centre		
West 9 Zone Kids	BEAM Plus EB V2.1 Selective Scheme (Site Aspects)	Very Good Grade

PROSPECTS

The post-Covid path to recovery has been unexpectedly challenging for Hong Kong, with the commercial real estate (“**CRE**”) sector bearing the brunt of a multitude of adverse developments. As such, the protraction of negative rental reversion will continue to impact on income performance.

However, there is cause for guarded optimism. Notably, the office market is gradually reaping benefits from the re-emergence of Hong Kong as a leading financial hub, appealing to institutional investors and corporates with its robust governance and proven market liquidity. Such auspicious sentiment will drive new letting demand, at a time when office supply is projected to taper quite significantly from late 2026 onwards. As a case in point, almost 40% of DSFC’s tenants are currently engaged in finance-related trades, a stark contrast to 12% recorded at 30 June 2020. This substantial change highlights the Manager’s agility in adapting to market trends and positioning DSFC as a preferred destination for financial sector tenants.

While it may be premature to expect a rental recovery for the retail sector, the Manager is encouraged by a noticeable increase in leasing interest from Chinese Mainland brands, with new leases being secured across various properties. Building on this momentum, the Manager will endeavour to capitalize on this window of opportunity to optimize the performance of the retail properties.

In an era where operational efficiency is paramount, the Manager has prioritized technology adoption and asset enhancement to drive cost control and long-term value. As the investment in digitalization and energy efficiency is gradually bearing fruits, additional effort will be devoted to explore and create more tangible benefits through the technology window.

On the financial front, barring unforeseen circumstances, the trajectory of local interest rates is expected to echo the more accommodative monetary stance of the US. Notwithstanding, it is currently envisaged that the credit environment will remain tight for the CRE sector as the cycle of deleveraging has yet to run its course.

Against this backdrop, the Manager’s financial prudence has proved rewarding: in addition to mitigating interest rate risk via adequate fixed-rate exposure, refinancing of all loans due in 2026 has already been secured on favourable terms, demonstrating the staunch support from key bankers and the solid fundamentals of Sunlight REIT.

In conclusion, the prevailing operating environment presents formidable challenges as well as potentially rewarding investment opportunities. It is imperative to stay vigilant and adaptable, focusing on strategic cost management and portfolio optimization while leveraging technology to navigate the evolving landscape. The Manager takes pride in having established a firm foundation for Sunlight REIT, being strengthened by numerous initiatives amidst the ebbs and flows of the market. Unitholders are assured of this defensive and proactive culture in the years to come.

PORTFOLIO STATISTICS

Property	Occupancy Rate (%)		Passing Rent ¹ (HK\$/sq. ft.)		Rental and Car Park Income (HK\$'000)		Appraised Value (HK\$'000)
	at	at	at	at	Year	18 months	at
	31 Dec 2025	31 Dec 2024	31 Dec 2025	31 Dec 2024	ended 31 Dec 2025	ended 31 Dec 2024	31 Dec 2025
Office							
Grade A							
Dah Sing Financial Centre	91.0	92.2	35.3	36.9	149,293	238,797	4,583,000
Grade B							
Strand 50	89.1	89.2	27.9	29.6	34,029	56,258	1,140,000
135 Bonham Strand Trade Centre Property	89.7	92.8	25.9	26.7	17,697	28,247	525,000
Righteous Centre	90.6	94.8	34.7	34.2	19,299	32,457	523,000
Winsome House Property	88.6	94.3	34.3	36.9	15,858	24,883	512,000
The Harvest	100.0	83.4	38.0	40.2	13,632	21,786	489,000
235 Wing Lok Street Trade Centre	88.3	88.4	19.3	19.7	10,550	17,094	330,000
Java Road 108 Commercial Centre	100.0	98.1	24.0	23.8	10,828	15,837	254,000
On Loong Commercial Building	87.2	98.0	25.4	25.5	7,461	11,875	221,000
Sun Fai Commercial Centre Property	91.4	96.7	21.7	21.8	6,310	9,787	160,000
Wai Ching Commercial Building Property	100.0	87.5	16.4	16.8	3,076	4,436	78,000
Sub-total/Average	91.2	92.0	31.0	32.1	288,033	461,457	8,815,000
Retail							
New Town							
Sheung Shui Centre Shopping Arcade	87.5	91.4	102.2	103.9	146,591	228,303	3,640,000
Metro City Phase I Property ²	87.1	91.7	53.4	52.2	123,852	199,681	2,954,000
Kwong Wah Plaza Property	100.0	97.3	50.7	51.6	40,235	63,506	1,078,000
Urban							
West 9 Zone Kids	89.6	73.4	40.7	48.2	22,552	47,241	770,000
Supernova Stand Property	100.0	100.0	58.8	58.8	2,952	4,435	74,000
Beverly Commercial Centre Property	87.6	91.2	30.7	31.7	2,581	4,245	72,000
Sub-total/Average	89.6	90.1	63.9	65.6	338,763	547,411	8,588,000
Total/Average	90.6	91.3	42.1	43.7	626,796	1,008,868	17,403,000

	Rental Reversion ³ (%)		Capitalization Rate (%)
	Year ended 31 Dec 2025	18 months ended 31 Dec 2024	at 31 Dec 2025
Office	(9.5)	(4.6)	3.65-3.95
Retail	(9.2)	(0.6)	3.40-4.35
Average	(9.3)	(2.6)	

- Notes :
1. Passing rent is calculated on the basis of average rent per sq. ft. for occupied gross rentable area on the relevant date.
 2. Certain car park spaces of the property were disposed of on 31 October 2024 for consideration of approximately HK\$20 million. In addition, sale and purchase agreements for disposal of additional car park spaces were entered into in January 2026 for consideration of approximately HK\$30 million.
 3. Rental reversion is calculated on the basis of change in effective rent of the leases renewed and commenced during the relevant year or reporting period.

CLOSURE OF REGISTER OF UNITHOLDERS

Distribution Entitlement

The ex-distribution date and record date for the final distribution are Thursday, 26 March 2026 and Wednesday, 1 April 2026 respectively. The register of unitholders will be closed from Monday, 30 March 2026 to Wednesday, 1 April 2026, both days inclusive, during which period no transfer of units will be effected. In order to qualify for the final distribution, all transfer documents accompanied by the relevant unit certificates must be lodged for registration with 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**”) not later than 4:30 p.m. on Friday, 27 March 2026. Payment of the final distribution will be made to unitholders on Tuesday, 14 April 2026.

Annual General Meeting

The annual general meeting will be held on Thursday, 25 June 2026, being the record date for the purpose of determining entitlements to attend and vote at the meeting. The notice convening the meeting will be issued on Thursday, 9 April 2026, and the register of unitholders will be closed from Monday, 22 June 2026 to Thursday, 25 June 2026, both days inclusive, during which period no transfer of units will be effected. In order to be eligible for attending and voting at the annual general meeting, all transfer documents accompanied by the relevant unit certificates must be lodged for registration with the Unit Registrar not later than 4:30 p.m. on Thursday, 18 June 2026.

CORPORATE GOVERNANCE

The Manager is committed to upholding a high standard of corporate governance. To ensure compliance with all relevant laws and regulations, it has established a robust corporate governance framework, and has adopted a compliance manual (the “**Compliance Manual**”) which sets out the key processes, internal control and system, corporate governance policies as well as other policies and procedures governing the management and operations of Sunlight REIT.

During the Year, the Manager has in material terms complied with the provisions of the Compliance Manual. In addition, the Manager and Sunlight REIT have, to the extent applicable, applied the principles and complied with the code provisions in the Corporate Governance Code in Appendix C1 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

Public Float

Based on information that is publicly available and as far as the Manager is aware, 55.0% of the outstanding units in issue of Sunlight REIT were held in public hands at the date of this announcement, which satisfies the minimum public float requirement of 25% under the Listing Rules.

New Units Issued

During the Year, a total of 21,425,506 new units were issued to the Manager in April 2025 and October 2025 as payment of part of the Manager's fees.

Save as aforesaid, there were no other new units issued during the Year.

Buy-back, Sale or Redemption of Units

There was no purchase, sale or redemption of units by Sunlight REIT or its wholly-owned and controlled entities during the Year.

Employees

Sunlight REIT is managed by the Manager and does not employ any staff itself.

Review of Final Results

The final results of Sunlight REIT for the Year have been reviewed by the audit committee and the disclosures committee of the Manager in accordance with their respective terms of reference.

The figures in respect of Sunlight REIT's consolidated statement of financial position, consolidated statement of profit or loss, consolidated statement of profit or loss and other comprehensive income, distribution statement and the related notes thereto as set out in this announcement have been agreed by the auditor of Sunlight REIT, KPMG, Certified Public Accountants, to the amounts set out in the audited consolidated financial statements of Sunlight REIT for the Year. The work performed by KPMG in this respect did not constitute an assurance engagement and consequently no opinion or assurance conclusion has been expressed by KPMG on this announcement.

ISSUANCE OF ANNUAL REPORT AND SUSTAINABILITY REPORT

The annual report of Sunlight REIT for the Year will be sent to unitholders on or about 9 April 2026, while the standalone version of the sustainability report will be published in electronic format only. Both reports will be accessible on the corporate website of Sunlight REIT (www.sunlightreit.com).

FORWARD-LOOKING STATEMENTS

This announcement contains certain statements and terminologies that are forward-looking. These statements are made on the basis of the current beliefs, assumptions, expectations and projections of the Board and senior management of the Manager. They are subject to risks, uncertainties and other factors beyond the Manager's control, the emergence of which may cause actual results or performance to differ materially from those expressed or implied in such statements.

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the year ended 31 December 2025

(Expressed in Hong Kong dollars)

	Note	Year ended 31 December 2025 \$'000	18 months ended 31 December 2024 \$'000
Revenue	3 & 4	778,070	1,236,324
Property operating expenses	3 & 5	(177,049)	(278,618)
Net property income		601,021	957,706
Other net income	6	14,850	32,294
Administrative expenses		(100,961)	(157,508)
Net decrease in fair value of investment properties		(552,529)	(592,887)
(Loss)/profit from operations		(37,619)	239,605
Finance costs on interest-bearing liabilities	7(a)	(180,480)	(326,804)
Loss before taxation and transactions with unitholders	7	(218,099)	(87,199)
Income tax	8	(57,346)	(85,816)
Loss after taxation and before transactions with unitholders		(275,445)	(173,015)

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the year ended 31 December 2025
(Expressed in Hong Kong dollars)

	Year ended 31 December 2025 \$'000	18 months ended 31 December 2024 \$'000
Loss after taxation and before transactions with unitholders	(275,445)	(173,015)
Other comprehensive loss for the year/period		
<i>Items that have been reclassified/may be reclassified subsequently to profit or loss :</i>		
- Effective portion of changes in fair value of cash flow hedges recognized during the year/period	(53,776)	(83,213)
- Net reclassification adjustments for amounts transferred to profit or loss in respect of :		
- finance costs on interest-bearing liabilities	549	929
- unrealized exchange difference on foreign currency borrowing	(1,939)	34,628
- unwinding of swaps	(2,348)	(8,389)
	(57,514)	(56,045)
Total comprehensive loss for the year/period	(332,959)	(229,060)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 31 December 2025

(Expressed in Hong Kong dollars)

	Note	2025 \$'000	2024 \$'000
Non-current assets			
Fixed assets			
- Investment properties		17,403,000	17,933,600
- Other fixed assets		95	139
		<u>17,403,095</u>	<u>17,933,739</u>
Deferred tax assets		16	358
Derivative financial instruments		203	1,686
Reimbursement rights		37,436	37,436
Other financial assets		4,644	29,307
Other non-current assets		1,884	2,095
		<u>17,447,278</u>	<u>18,004,621</u>
Current assets			
Trade and other receivables	10	44,789	50,830
Derivative financial instruments		264	8,664
Other financial assets		23,355	44,275
Cash and bank balances		428,760	407,331
Tax recoverable		-	35
		<u>497,168</u>	<u>511,135</u>
Total assets		<u>17,944,446</u>	<u>18,515,756</u>
Current liabilities			
Tenants' deposits		(184,807)	(192,711)
Rent receipts in advance		(14,830)	(13,638)
Trade and other payables	11	(82,453)	(74,250)
Bank and other borrowings		(1,199,244)	(1,498,123)
Derivative financial instruments		(19,666)	(7,231)
Tax payable		(12,560)	(22,132)
		<u>(1,513,560)</u>	<u>(1,808,085)</u>
Net current liabilities		<u>(1,016,392)</u>	<u>(1,296,950)</u>
Total assets less current liabilities		<u>16,430,886</u>	<u>16,707,671</u>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

At 31 December 2025

(Expressed in Hong Kong dollars)

	2025 \$'000	2024 \$'000
Non-current liabilities, excluding net assets attributable to unitholders		
Bank and other borrowings	(3,615,538)	(3,318,997)
Deferred tax liabilities	(251,276)	(248,597)
Derivative financial instruments	(161,469)	(130,010)
	<u>(4,028,283)</u>	<u>(3,697,604)</u>
Total liabilities, excluding net assets attributable to unitholders	<u>(5,541,843)</u>	<u>(5,505,689)</u>
NET ASSETS ATTRIBUTABLE TO UNITHOLDERS	<u>12,402,603</u>	<u>13,010,067</u>
Number of units in issue	<u>1,748,133,169</u>	<u>1,726,707,663</u>
Net asset value attributable to unitholders per unit	<u>\$7.09</u>	<u>\$7.53</u>

DISTRIBUTION STATEMENT

For the year ended 31 December 2025
(Expressed in Hong Kong dollars)

		Year ended 31 December 2025 \$'000	18 months ended 31 December 2024 \$'000
	Note		
Loss after taxation and before transactions with unitholders		(275,445)	(173,015)
Adjustments (note (i)) :			
- Net decrease in fair value of investment properties		552,529	592,887
- Manager's fees paid or payable in the form of units		43,922	68,795
- Gain on disposal of investment properties	6	-	(4,765)
- Interest rate swaps - cash flow hedges	7(a)	549	(23)
- Non-cash finance costs on interest-bearing liabilities		5,596	7,672
- Deferred tax	8	3,021	7,040
- Depreciation		50	1,060
		605,667	672,666
Distributable income (note (i))		330,222	499,651
First interim distribution for FY2023/24, paid (note (ii))		-	153,242
Second interim distribution for FY2023/24, paid (note (iii))		-	155,978
Final distribution for FY2023/24, paid (note (iv))		-	160,584
Interim distribution for FY2025, paid (note (v))		158,198	-
Final distribution for FY2025, to be paid to unitholders (note (vi))		159,080	-
Total distributions for the financial year/ period (note (i))		317,278	469,804
Payout ratio		96.1%	94.0%

DISTRIBUTION STATEMENT (continued)

For the year ended 31 December 2025

(Expressed in Hong Kong dollars)

	Year ended 31 December 2025 \$'000	18 months ended 31 December 2024 \$'000
Distribution per unit :		
First interim distribution per unit for FY2023/24, paid	-	9.0 cents
Second interim distribution per unit for FY2023/24, paid	-	9.1 cents
Final distribution per unit for FY2023/24, paid	-	9.3 cents
Interim distribution per unit for FY2025, paid	9.1 cents	-
Final distribution per unit for FY2025, to be paid to unitholders	9.1 cents	-
	<hr/> 18.2 cents <hr/>	<hr/> 27.4 cents <hr/>

Notes :

- (i) Under the Code on Real Estate Investment Trusts issued by the Securities and Futures Commission of Hong Kong (the “**REIT Code**”), a real estate investment trust shall distribute to unitholders as dividends each year an amount not less than 90% of its audited annual net income after tax. Pursuant to the trust deed dated 26 May 2006 (as amended and restated) under which Sunlight REIT is constituted (the “**Trust Deed**”), the total amounts distributed or distributable to unitholders shall be no less than 90% of annual distributable income for each financial year.

Distributable income means the amount calculated by the Manager as representing the consolidated profit/loss after taxation and before transactions with unitholders of Sunlight REIT for the relevant financial year/period, as adjusted to eliminate the effects of certain items which have been recorded in the consolidated statement of profit or loss for the relevant financial year/period.

In arriving at the amount available for distribution for the year ended 31 December 2025, Adjustments (as defined and set out in the Trust Deed) have been made, among others, to add back the finance costs relating to the amortization of debt establishment fees for bank and other borrowings and discount on issuance of medium term notes of \$5,596,000 or 0.32 cent per unit (18 months ended 31 December 2024: \$7,672,000 or 0.44 cent per unit) which is an effective return of capital.

- (ii) The first interim distribution for FY2023/24 of \$153,242,000 is calculated by multiplying the first interim distribution per unit of 9.0 cents by 1,702,684,957 units in issue at 19 March 2024, the record date for such distribution.

DISTRIBUTION STATEMENT (continued)

For the year ended 31 December 2025

(Expressed in Hong Kong dollars)

Notes : (continued)

- (iii) The second interim distribution for FY2023/24 of \$155,978,000 is calculated by multiplying the second interim distribution per unit of 9.1 cents by 1,714,051,303 units in issue at 3 September 2024, the record date for such distribution.
- (iv) The final distribution for FY2023/24 of \$160,584,000 is calculated by multiplying the final distribution per unit of 9.3 cents by 1,726,707,663 units in issue at 1 April 2025, the record date for such distribution.
- (v) The interim distribution for FY2025 of \$158,198,000 is calculated by multiplying the interim distribution per unit of 9.1 cents by 1,738,437,279 units in issue at 1 September 2025, the record date for such distribution, and was paid to unitholders on 9 September 2025.
- (vi) The final distribution for FY2025 of \$159,080,000 is calculated by multiplying the final distribution per unit of 9.1 cents by 1,748,133,169 units anticipated to be in issue at 1 April 2026, the record date for such distribution, and is expected to be paid to unitholders on 14 April 2026.
- (vii) The distribution declared after the end of the reporting period is not recognized as a liability at the end of the reporting period.

NOTES

(Expressed in Hong Kong dollars)

1. General

Sunlight REIT is a Hong Kong collective investment scheme constituted as a unit trust by the Trust Deed and is authorized under section 104 of the Securities and Futures Ordinance. Sunlight REIT is listed on the Main Board of The Stock Exchange of Hong Kong Limited.

The principal activity of Sunlight REIT and its subsidiaries (collectively referred to as the “**Group**”) is to own and invest in income-producing office and retail properties in Hong Kong with the objective of providing unitholders with regular and stable cash distributions with the potential for sustainable long term growth of such distributions and enhancement in value of the property portfolio. It has its principal place of business at 30th Floor, Dah Sing Financial Centre, 248 Queen’s Road East, Wan Chai, Hong Kong.

2. Basis of preparation

The final results set out in this announcement do not constitute the Group’s statutory consolidated financial statements for the year ended 31 December 2025 but are extracted from those consolidated financial statements.

The consolidated financial statements have been prepared in accordance with HKFRS Accounting Standards, which collective term includes all applicable individual Hong Kong Financial Reporting Standards (“**HKFRSs**”), Hong Kong Accounting Standards and Interpretations issued by the Hong Kong Institute of Certified Public Accountants (“**HKICPA**”), the relevant provisions of the Trust Deed and the relevant disclosure provisions set out in Appendix C of the REIT Code. The consolidated financial statements also comply with the relevant disclosure provisions of the Listing Rules as if those provisions were applicable to Sunlight REIT.

The HKICPA has issued a number of new or amended HKFRS Accounting Standards that are first effective for the current accounting period of the Group.

None of these developments have had a material effect on how the Group’s results and financial position for the current year or prior period have been prepared or presented in the consolidated financial statements.

The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

Pursuant to the Trust Deed amendments made on 7 February 2024, the Group’s financial year end date has been changed from 30 June to 31 December in 2024. The consolidated financial statements now presented cover the year ended 31 December 2025, and the comparative figures presented therein cover the 18 months period from 1 July 2023 to 31 December 2024.

3. Segment reporting

The Manager manages the Group's business by divisions. In a manner consistent with the way in which information is reported internally to the Manager's most senior executive management for the purposes of resource allocation and performance assessment, the Manager has identified two reportable segments, which are "Office properties" and "Retail properties".

As all of the Group's activities are carried out in Hong Kong, no geographical information is presented.

Segment results, assets and liabilities

For the purposes of assessing segment performance and allocating resources between segments, the senior executive management of the Manager monitors the results, assets and liabilities attributable to each reportable segment on the following bases :

Segment assets include all tangible, intangible and current assets with the exception of cash and bank balances, tax recoverable, deferred tax assets, other financial assets and other corporate assets. Segment liabilities include tenants' deposits, rent receipts in advance and trade and other payables managed directly by the segments.

Revenue and expenses are allocated to the reportable segments with reference to income generated and the expenses incurred by those segments.

The measure used for reporting segment performance is the "segment results" which exclude the increase/decrease in fair value of investment properties, gain on disposal of investment properties, finance costs on interest-bearing liabilities, income tax, interest income and the unallocated net expenses.

3. Segment reporting (continued)

Segment results, assets and liabilities (continued)

Information regarding the Group's reportable segments as provided to the Manager's most senior executive management for the purposes of resource allocation and assessment of segment performance for the year/period is set out below :

	<u>Year ended 31 December 2025</u>			<u>18 months ended 31 December 2024</u>		
	<u>Office properties</u>	<u>Retail properties</u>	<u>Total</u>	<u>Office properties</u>	<u>Retail properties</u>	<u>Total</u>
	<u>\$'000</u>	<u>\$'000</u>	<u>\$'000</u>	<u>\$'000</u>	<u>\$'000</u>	<u>\$'000</u>
Revenue						
- Rental income	283,045	305,263	588,308	454,021	497,317	951,338
- Car park income	4,988	33,500	38,488	7,435	50,095	57,530
- Rental related income	71,650	79,624	151,274	107,085	120,371	227,456
	359,683	418,387	778,070	568,541	667,783	1,236,324
Property operating expenses	(76,200)	(100,849)	(177,049)	(120,351)	(158,267)	(278,618)
Net property income	283,483	317,538	601,021	448,190	509,516	957,706
Administrative expenses	(45,614)	(44,492)	(90,106)	(70,020)	(69,893)	(139,913)
Segment results	237,869	273,046	510,915	378,170	439,623	817,793
Net decrease in fair value of investment properties	(263,367)	(289,162)	(552,529)	(499,434)	(93,453)	(592,887)
Gain on disposal of investment properties	-	-	-	-	4,765	4,765
Finance costs on interest-bearing liabilities			(180,480)			(326,804)
Income tax			(57,346)			(85,816)
Interest income			14,450			33,811
Unallocated net expenses			(10,455)			(23,877)
Loss after taxation and before transactions with unitholders			(275,445)			(173,015)
Depreciation	23	27	50	23	1,037	1,060

3. Segment reporting (continued)

Segment results, assets and liabilities (continued)

	2025			2024		
	Office properties \$'000	Retail properties \$'000	Total \$'000	Office properties \$'000	Retail properties \$'000	Total \$'000
Segment assets	8,874,925	8,610,469	17,485,394	9,125,021	8,895,121	18,020,142
Derivative financial instruments			467			10,350
Other financial assets			27,999			73,582
Cash and bank balances			428,760			407,331
Tax recoverable			-			35
Deferred tax assets			16			358
Unallocated assets			1,810			3,958
Total assets			17,944,446			18,515,756
Segment liabilities	(128,954)	(135,922)	(264,876)	(125,609)	(141,261)	(266,870)
Derivative financial instruments			(181,135)			(137,241)
Bank and other borrowings			(4,814,782)			(4,817,120)
Tax payable			(12,560)			(22,132)
Deferred tax liabilities			(251,276)			(248,597)
Unallocated liabilities			(17,214)			(13,729)
Total liabilities, excluding net assets attributable to unitholders			(5,541,843)			(5,505,689)
Capital expenditure incurred during the year/period	13,020	8,704	21,724	9,964	9,296	19,260

4. Revenue

Revenue represents gross income generated from leasing of investment properties. The amount of each significant category of revenue recognized during the year/period is as follows :

	Year ended 31 December 2025 \$'000	18 months ended 31 December 2024 \$'000
Rental income (note)	588,308	951,338
Car park income	38,488	57,530
Rental related income	151,274	227,456
	778,070	1,236,324

Note: Included additional rents based on business revenue of tenants amounting to \$2,987,000 (18 months ended 31 December 2024: \$3,696,000). For the 18 months ended 31 December 2024, a rental guarantee in the amount of \$5,000,000 was recorded pursuant to the deed of rental guarantee relating to the acquisition of an investment property in 2023.

5. Property operating expenses

	Year ended 31 December 2025 \$'000	18 months ended 31 December 2024 \$'000
Building management fee	68,612	108,273
Property manager's fees (note)	46,631	71,570
Government rent and rates	40,113	58,970
Car park operating costs	8,001	11,738
Rental commission (third party property agents) (note 7(b))	3,535	8,442
Marketing and promotion expenses	3,066	5,561
Provision for credit losses on rental receivables (note 10(b))	1,420	1,217
Other direct costs	5,671	12,847
	177,049	278,618

Note : Included rental commission of \$7,876,000 (18 months ended 31 December 2024: \$14,242,000) (note 7(b)).

6. Other net income

	Year ended 31 December 2025 \$'000	18 months ended 31 December 2024 \$'000
Bank interest income	12,660	29,852
Interest income from debt securities	1,790	3,959
Gain on disposal of investment properties	-	4,765
Provision for credit losses on debt securities	-	(6,332)
Others	400	50
	14,850	32,294

7. Loss before taxation and transactions with unitholders

Loss before taxation and transactions with unitholders is arrived at after charging/(crediting) :

	Year ended 31 December 2025 \$'000	18 months ended 31 December 2024 \$'000
(a) Finance costs on interest-bearing liabilities		
Interest on bank and other borrowings	174,335	319,155
Other borrowing costs	5,596	7,672
	<u>179,931</u>	<u>326,827</u>
Interest rate swaps – cash flow hedges		
- Reclassified from net assets attributable to unitholders	549	929
- Net fair value gain of ineffective cash flow hedges	-	(952)
	<u>549</u>	<u>(23)</u>
	<u>180,480</u>	<u>326,804</u>

Other borrowing costs represent various financing charges and amortization of debt establishment fees for bank and other borrowings and discount on issuance of medium term notes.

7. Loss before taxation and transactions with unitholders (continued)

	Year ended 31 December 2025 \$'000	18 months ended 31 December 2024 \$'000
(b) Other items		
Manager's fees	86,873	135,055
Trustee's remuneration and charges	4,361	6,714
Auditor's remuneration		
- Audit services	2,213	2,273
- Other services	527	1,074
Valuation fees payable to principal valuers	405	546
Legal and other professional fees	3,466	6,147
Rental commission (note 5)		
- Property manager	7,876	14,242
- Third party property agents (note (i))	3,535	8,442
Bank charges	295	455
Net foreign exchange (gain)/loss	(77)	913

Notes :

- (i) The amount for the 18 months ended 31 December 2024 included \$1,089,000 paid to a company related to the principal valuer, CBRE Limited, which was retired on 31 August 2024.
- (ii) Sunlight REIT does not appoint any director and the Group does not engage any employee. Accordingly, no employee benefit expense was incurred in the year/period.

8. Income tax

Income tax in the consolidated statement of profit or loss represents :

	Year ended 31 December 2025 \$'000	18 months ended 31 December 2024 \$'000
Current tax - Hong Kong Profits Tax		
Provision for the year/period	54,072	79,012
Under/(over)-provision in respect of prior years	253	(236)
	<u>54,325</u>	<u>78,776</u>
Deferred tax		
Origination and reversal of temporary differences	3,021	7,040
	<u>57,346</u>	<u>85,816</u>

8. Income tax (continued)

Provision for Hong Kong Profits Tax has been made at 16.5% on the estimated assessable profits for the current year and prior period.

9. Loss per unit before transactions with unitholders

The basic loss per unit before transactions with unitholders for the year ended 31 December 2025 amounted to \$0.16 (18 months ended 31 December 2024: \$0.10). The calculation of basic loss per unit before transactions with unitholders is based on the Group's loss after taxation and before transactions with unitholders of \$275,445,000 (18 months ended 31 December 2024: \$173,015,000) and the weighted average of 1,736,665,404 units (18 months ended 31 December 2024: 1,707,826,029 units) in issue during the year.

Diluted loss per unit before transactions with unitholders for the year ended 31 December 2025 and the 18 months ended 31 December 2024 are not presented as there was no potential dilution of loss per unit before transactions with unitholders.

10. Trade and other receivables

	2025	2024
	\$'000	\$'000
Rental receivables	27,773	30,682
Deposits and prepayments	11,239	10,940
Other receivables	1,265	5,058
Amounts due from related companies	4,512	4,150
	44,789	50,830

Trade and other receivables included unamortized rent-free and rental concession, deposits and prepayments of \$23,149,000 (2024: \$25,449,000) which are expected to be recovered or recognized in profit or loss after one year. Apart from the above, all of the balances are expected to be recovered or recognized in profit or loss within one year.

The amounts due from related companies are unsecured, interest-free and have no fixed terms of repayment.

10. Trade and other receivables (continued)

(a) Ageing analysis

At the end of the reporting period, the ageing analysis of rental receivables, based on the date of revenue recognition and net of provision for credit losses, is as follows :

	2025	2024
	\$'000	\$'000
Current	20,004	21,675
Less than one month overdue	3,728	7,238
More than one month and up to three months overdue	967	1,431
More than three months and up to six months overdue	629	47
More than six months overdue	2,445	291
	<u>27,773</u>	<u>30,682</u>

(b) Provision for credit losses on rental receivables

Provision for credit losses on rental receivables was assessed and made by the Group on a case-by-case basis, based on the historical default experience and forward-looking information that may impact the tenants' ability to repay the outstanding rental receivables. If the Group considered that the recovering of the rental receivable is remote, relevant provision for credit losses would be written off against the receivable directly.

The movement in the loss allowance for rental receivables during the year/period is as follows :

	2025	2024
	\$'000	\$'000
At the beginning of the year/period	716	5,581
Provision for credit losses (note 5)	1,420	1,217
Written off	(25)	(6,082)
At the end of the year/period	<u>2,111</u>	<u>716</u>

11. Trade and other payables

	2025	2024
	\$'000	\$'000
Creditors and accrued charges	52,342	44,775
Manager's fees payable	20,650	19,797
Amounts due to related companies	9,461	9,678
	<u>82,453</u>	<u>74,250</u>

All creditors and accrued charges are due within one month or on demand and expected to be settled within one year.

Manager's fees payable is due within four months and payable in the form of cash and units.

The amounts due to related companies are unsecured, interest-free and have no fixed terms of repayment except for the amount due to the trustee of Sunlight REIT of \$1,028,000 (2024: \$971,000) which is due within 30 days.

12. Non-adjusting event after the reporting period

After the end of the reporting period, the Board of the Manager declared a final distribution. Further details are disclosed in the "Distribution Statement" of this announcement.

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, 11 March 2026

At the date of this announcement, the Board 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.