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SUNLIGHT REIT

Sunlight Real Estate Investment Trust

(a Hong Kong collective investment scheme authorised 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**

OPERATIONAL STATISTICS OF SUNLIGHT REAL ESTATE INVESTMENT TRUST FOR THE QUARTER ENDED 30 SEPTEMBER 2011

CLARIFICATION ANNOUNCEMENT

Reference is made to the announcement dated 10 October 2011 (the “**Announcement**”) made by Henderson Sunlight Asset Management Limited (the “**Manager**”), as manager of Sunlight Real Estate Investment Trust (“**Sunlight REIT**”), regarding the operational statistics of Sunlight REIT for the quarter ended 30 September 2011.

In relation to the Chinese version of the Announcement, the Manager would like to clarify that owing to typographical errors:-

- (1) the first sentence of the fourth paragraph of the Chinese version of the Announcement should read as “陽光房地產基金整體物業組合的現行租金於2011年9月30日錄得 2.3% 季度增長，由2011年6月30日每平方呎港幣 29.8 元增至每平方呎港幣 30.5 元 (2010年9月30日：港幣 28.1 元)。” (instead of “陽光房地產基金整體物業組合的現行租金於2011年9月30日錄得 2.0% 季度增長，由2011年6月30日每平方呎港幣 29.8 元增至每平方呎港幣 30.4 元 (2010年9月30日：港幣 28.1 元)。”); and
- (2) some of the figures for passing rent at 30 September 2011 stated on page 2 of the Chinese version of the Announcement, namely the figures for 上水中心購物商場, 零售物業平均值 and 物業組合平均值 should be 港幣 77.4元 (instead of “港幣 77.2元”), 港幣 47.5元 (instead of “港幣 47.4元”) and 港幣 30.5元 (instead of “港幣 30.4元”) respectively.

All the information stated in the English version of the Announcement remains unchanged. A corrected version of the Chinese version of the Announcement is set out in its entirety below the Chinese version of this announcement.

By Order of the Board
HENDERSON SUNLIGHT ASSET MANAGEMENT LIMITED
(as manager of Sunlight Real Estate Investment Trust)
LO Yuk Fong, Phyllis
Company Secretary

Hong Kong, 10 October 2011

As 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, Mr. MA Kwong Wing and Dr. TSE Kwok Sang.