

The Securities and Futures Commission of Hong Kong, Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



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 31 MARCH 2011

Henderson Sunlight Asset Management Limited (the “**Manager**”), as manager of Sunlight Real Estate Investment Trust (“**Sunlight REIT**”), is pleased to announce the operational statistics of Sunlight REIT for the third quarter of the financial year ending 30 June 2011 (“**FY2010/11**”).

At 31 March 2011, the overall portfolio occupancy of Sunlight REIT was 97.5%, representing a mild retreat from 98.2% recorded at 31 December 2010 (31 March 2010: 95.8%). Office occupancy, at 97.9%, was unchanged from the level registered at 31 December 2010 (31 March 2010: 94.3%), whereas occupancy of the retail portfolio fell to 96.8% as compared to 98.8% recorded at 31 December 2010 (31 March 2010: 99.0%), notably due to certain tenant reconfigurations at Metro City Phase I Property.

Passing rent of the overall portfolio (excluding one lease at Supernova Stand whereby the tenant has exercised option to renew with unit rent to be determined) was HK\$28.9 per sq. ft. at 31 March 2011, which represents a 1.4% increase from HK\$28.5 per sq. ft. at 31 December 2010 (31 March 2010: HK\$27.6 per sq. ft.). The average committed rent (in terms of gross rentable area (“**GRA**”)) for the office and retail properties during the quarter under review were HK\$20.5 per sq. ft. and HK\$48.3 per sq. ft. respectively. Rental reversion, calculated on the basis of leases that have been renewed during the quarter, reached 22.1% and 13.3% for the office and retail portfolio respectively.

As the portfolio occupancy remains high during the quarter under review, the Manager is even more encouraged to witness the continued strength of the commercial leasing market. The office portfolio has clearly turned the corner as positive rental reversion and the momentum of decentralisation have become more sustainable features. In the meantime, the eagerness of retailers to maintain presence in strategic shopping locations has lent good support to the rental momentum of the retail portfolio.

Trends in occupancy and passing rent for the third quarter of FY2010/11

	Occupancy (%) ^{Note 1}		Passing Rent (HK\$) ^{Note 2}	
	at	at	at	at
	31 Mar 11	31 Dec 10	31 Mar 11	31 Dec 10
Office Property				
248 Queen's Road East	98.1	99.4	25.1	24.8
Bonham Trade Centre	98.5	97.5	17.0	16.7
Righteous Centre	100.0	99.3	24.2	24.1
Winsome House Property	100.0	100.0	30.1	29.9
135 Bonham Strand Trade Centre Property	97.3	93.2	16.9	16.6
235 Wing Lok Street Trade Centre	95.6	94.8	12.8	12.2
Java Road 108 Commercial Centre	98.1	98.1	15.8	15.5
Yue Fai Commercial Centre Property	96.4	96.2	15.0	14.7
On Loong Commercial Building Property	95.7	95.7	21.7	21.5
Everglory Centre	95.2	92.7	15.6	15.3
Sun Fai Commercial Centre Property	98.5	100.0	16.3	16.2
Wai Ching Commercial Building Property	94.5	95.6	7.5	7.1
Office average	97.9	97.9	21.0	20.8
Retail Property				
Sheung Shui Centre Shopping Arcade	98.5	99.3	73.2	72.7
Metro City Phase I Property	95.1	98.3	36.6	35.4
Kwong Wah Plaza Property	96.4	98.8	32.4	30.5
Royal Terrace Property	100.0	100.0	26.4	26.4
Beverley Commercial Centre Property	100.0	100.0	36.0	35.6
Glory Rise Property	100.0	100.0	30.0	29.0
Supernova Stand Property	100.0	100.0	28.6	42.4
Palatial Stand Property	100.0	100.0	10.4	10.4
Retail average	96.8	98.8	46.1	44.9
Portfolio average	97.5	98.2	28.9	28.5

Notes :

1. Calculated on the basis of occupied GRA as a proportion of total GRA of the relevant building on the relevant date.
2. Calculated on the basis of average rental per sq. ft. for all occupied GRA on the relevant date.

By order of the Board
LO Yuk Fong, Phyllis
 Company Secretary

Hong Kong, 7 April 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.