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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
恒基陽光資產管理有限公司

OPERATIONAL STATISTICS OF SUNLIGHT REAL ESTATE INVESTMENT TRUST FOR THE QUARTER ENDED 31 MARCH 2015

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 2015 (“**FY2014/15**”).

At 31 March 2015, the overall portfolio occupancy of Sunlight REIT was 98.1%, unchanged from 31 December 2014. Office occupancy experienced a slight improvement to 98.2% (31 December 2014: 97.8%), while occupancy of the retail portfolio registered a drop to 97.8% (31 December 2014: 98.9%), mainly due to transitional vacancy at Sheung Shui Centre Shopping Arcade (“**SSC**”).

Passing rent of the overall portfolio¹ was HK\$40.3 per sq. ft. at 31 March 2015, representing an increase of 1.3% from HK\$39.8 per sq. ft. at 31 December 2014. Rental reversion¹, calculated on the basis of leases that have been renewed during the quarter, were 17.2% and 20.0% for the office and retail portfolio respectively.

During the quarter, the Manager is pleased to report a 19.1% rental reversion at Sunlight Tower (previously known as 248 Queen’s Road East), supported by a high retention rate of 90.4%. The performance of the grade B office properties was also encouraging; as a case in point, the Sheung Wan office portfolio, comprising Bonham Trade Centre, 135 Bonham Strand Trade Centre Property and 235 Wing Lok Street Trade Centre, have all exhibited respectable rental reversion of 14.3%, 20.1% and 20.2% respectively. This demonstrates that solid business activities from small and medium-sized enterprises have continued to underpin demand for inexpensive office space in decentralised locations.

The retail portfolio continued to post satisfactory rental performance. Passing rent¹ was HK\$65.1 per sq. ft. at 31 March 2015, representing a quarter-on-quarter increase of 2.7%. Given that necessity shopping predominates the trade mix profile of SSC, the recent slowdown in Chinese visitor arrivals did not have a material impact on its footfall during the quarter, with its passing rent having surpassed HK\$110 per sq. ft. thanks to a rental reversion of over 28%. Meanwhile, Kwong Wah Plaza Property, a major beneficiary of the thriving Yuen Long district, registered full occupancy and a quarter-on-quarter growth of 2.7% in passing rent. Finally, a respectable rental reversion¹ of 19.3% was also registered at Metro City Phase I Property (“**MCPI**”) during the quarter. With the completion of its recent renovation, the Manager is hopeful that the ongoing tenant reconfiguration exercise, with a particular focus on lifestyle and specialty food and beverage trades, would further revitalise the image and dynamics of this second largest retail property of Sunlight REIT.

Key operational statistics for the third quarter of FY2014/15

Property	Occupancy (%) ²		Passing Rent (HK\$) ³		Rental Reversion (%) ⁴
	at 31 Mar 15	at 31 Dec 14	at 31 Mar 15	at 31 Dec 14	
Office					
Sunlight Tower ⁵	99.0	98.2	33.9	33.6	19.1
Bonham Trade Centre	99.7	98.9	25.5	25.3	14.3
Righteous Centre	97.8	97.5	39.9	39.6	19.6
Winsome House Property	94.3	94.3	39.2	38.8	9.0
135 Bonham Strand Trade Centre	95.7	98.5	23.6	22.9	20.1
Property					
235 Wing Lok Street Trade Centre	97.5	98.9	18.0	17.5	20.2
Java Road 108 Commercial Centre	98.1	92.3	21.8	21.8	12.4
Yue Fai Commercial Centre Property	92.4	95.8	18.5	19.4	14.9
On Loong Commercial Building	100.0	100.0	28.2	28.1	16.3
Property					
Everglory Centre	100.0	95.2	21.2	20.7	26.4
Sun Fai Commercial Centre Property	100.0	100.0	21.4	21.2	12.7
Wai Ching Commercial Building	100.0	97.2	11.4	11.3	N/A
Property					
Sub-total/Average	98.2	97.8	29.1	28.8	17.2
Retail					
Sheung Shui Centre Shopping Arcade	97.3	99.3	110.2	107.3	28.4
Metro City Phase I Property ¹	98.8	98.8	45.7	45.6	19.3
Kwong Wah Plaza Property	100.0	97.9	45.1	43.9	N/A
Royal Terrace Property	100.0	100.0	47.6	45.3	16.3
Beverley Commercial Centre Property	100.0	98.7	52.6	52.3	(1.7)
Supernova Stand Property	100.0	100.0	47.6	47.6	N/A
Palatial Stand Property	58.7	100.0	13.5	13.2	N/A
Sub-total/Average ¹	97.8	98.9	65.1	63.4	20.0
Total/Average ¹	98.1	98.1	40.3	39.8	18.2

Notes :

1. A lease at MCPI was excluded in the calculation on passing rent and rental reversion statistics as the subject tenant has agreed to renew its tenancy, but has yet to sign the offer to lease (and/or tenancy agreement) at the date of this announcement.
2. Calculated on the basis of occupied gross rentable area ("GRA") as a proportion of total GRA of the relevant building on the relevant date.
3. Calculated on the basis of average rent per sq. ft. for all occupied GRA on the relevant date.
4. Calculated on the basis of change in effective rent of the leases renewed during the relevant period.
5. The property was previously known as 248 Queen's Road East and has been renamed as Sunlight Tower with effect from 1 January 2015.

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, 10 April 2015

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.