SUNLIGHT REIT

Henderson Sunlight Asset Management Limited
30/F, 248 Queen's Road East, Wan Chai, Hong Kong
t +852 3669 2888 f +852 2285 9980
www.sunlightreit.com

Press Release

Sunlight REIT reports stable rental growth in 3Q FY2007/08

* * *

Hong Kong, 11 April 2008 – **Sunlight REIT** (HKSE: 435) announced its operating performance for the third quarter ended 31 March 2008.

Mr Keith Wu, CEO of Henderson Sunlight Asset Management Limited, manager of Sunlight REIT, (the "Manager") said, "While overall leasing activities slowed in the first quarter of the 2008 calendar year due to seasonal factors, Sunlight REIT continued to turn in a sound performance, delivering stable occupancy and continued improvement in passing rental. Thanks to our proactive leasing strategy, our office and retail portfolio has demonstrated healthy rental growth and improving tenant composition."

Highlights of the third quarter of FY2007/08:

Passing rental trends steadily upward and tenant mix continues to improve. For the quarter ended 31 March 2008, passing rental continued to climb steadily upward across both the office and retail properties (See attached table). In terms of rental achieved during the period under review, the average committed rental (in terms of gross rentable area ("GRA")) for the office and retail properties reached HK$19.8 per sq. ft. and HK$51.1 per sq. ft. respectively.

The period under review saw tenant mix at 248 Queen's Road East Property continue to improve with the introduction of tenants from the finance sector. The asset enhancement in the lobby is also on track for completion and the Manager has already secured an agreement with a well-known coffee chain to open a new store in the building.

Occupancy maintained similar levels. As of 31 March 2008, the overall occupancy level remained stable at 96.9% (31 December 2007: 97.0%), with the office portfolio standing at 96.8% (31 December 2007: 96.9%) and retail at 97.2% (31 December 2007: 97.4%). Occupancy of the Palatial Stand Property decreased to 83.1% from full occupancy during the review period due to a transition between leases, but the effect is expected to be temporary.

Mr. Wu concluded, "Looking ahead, we are confident that our proactive leasing and asset management strategies will enable us to reap the benefits of the ongoing positive rental reversion cycle. We will soon roll out asset enhancement works at Sheung Shui Centre Shopping Arcade Property, aiming to support organic growth. While the works may temporarily affect occupancy and rental income, they are not expected to bring about a negative impact on Sunlight REIT's distributable income due to the sponsors[1], rental support through June 2009."

Note[1]: Henderson Land Development Company Limited and Shau Kee Financial Enterprises Limited

Remarks: Attached passing rental and occupancy performance of 20 properties.

SUNLIGHT REIT

Henderson Sunlight Asset Management Limited
30/F, 248 Queen's Road East, Wan Chai, Hong Kong
t +852 3669 2888 f +852 2285 9980
www.sunlightreit.com

Press Release

About Sunlight REIT and Henderson Sunlight Asset Management Limited:
Listed on The Stock Exchange of Hong Kong Limited on 21 December 2006, Sunlight REIT (HKSE: 435) offers investors the opportunity to invest in a diversified portfolio comprising 20 quality office and retail properties in Hong Kong at a total valuation of HK$9,935.0 million (as of 31 December 2007). Total GRA of Sunlight REIT's portfolio is 1,294,389 sq.ft.

Henderson Sunlight Asset Management Limited (the "Manager") was incorporated in Hong Kong on 18 August 2005. It is an indirect wholly-owned subsidiary of Henderson Land Development Company Limited. The Manager has the general power of management over the assets of Sunlight REIT. Its main responsibility is to manage Sunlight REIT and its property portfolio in the sole interest of the unitholders in accordance with the trust deed governing Sunlight REIT and the Manager's investment strategy.

Disclaimer:
The information contained in this press release does not constitute an offer or invitation to sell or the solicitation of an offer or invitation to purchase or subscribe for units in Sunlight REIT in Hong Kong or any other jurisdiction.

Media contacts:
GolinHarris
Madison Wai
Tel: +852 2501 7903
Email: madison.wai@golinharris.com

SUNLIGHT REIT

Henderson Sunlight Asset Management Limited
30/F, 248 Queen's Road East, Wan Chai, Hong Kong
t +852 3669 2888 f +852 2285 9980
www.sunlightreit.com

Press Release

Trends in Occupancy and Passing Rental

	Occupancy (%) Note1		Passing Rental (HK$) Note2	
	31/12/2007	31/03/2008	31/12/2007	31/03/2008
Office Properties				
248 Queen's Road East Property	99.7	99.3	16.8	17.5
Bonham Trade Centre Property	92.6	91.2	14.4	14.9
135 Bonham Strand Trade Centre Property	98.4	100.0	14.1	14.7
235 Wing Lok Street Trade Centre Property	93.1	97.9	11.0	11.5
Winsome House Property	94.3	90.6	23.8	26.5
Everglory Centre Property	95.2	94.3	17.4	17.1
Righteous Centre Property	95.2	98.1	23.1	22.9
Sun Fai Commercial Centre Property	96.7	98.5	15.2	15.2
Wai Ching Commercial Building Property	100.0	94.5	7.1	7.2
On Loong Commercial Building Property	97.8	100.0	16.8	17.1
Java Road 108 Commercial Centre Property	96.1	94.2	15.2	15.6
Yue Fai Commercial Centre Property	90.5	91.2	12.7	13.0
Office Average	**96.9**	**96.8**	**16.2**	**16.7**
Retail Properties				
Metro City Phase 1 Property	98.7	98.1	30.3	30.5
Sheung Shui Centre Shopping Arcade Property	96.1	96.6	63.4	65.0
Kwong Wah Plaza Property	96.7	98.2	26.1	28.7
Beverley Commercial Centre Property	100.0	88.3	27.5	28.2
Royal Terrace Property	97.3	97.3	26.4	26.4
Supernova Stand Property	88.4	100.0	43.6	42.2
Glory Rise Property	90.0	100.0	33.9	27.6
Palatial Stand Property	100.0	83.1	11.3	11.0
Retail Average	**97.4**	**97.2**	**38.9**	**39.9**
Portfolio Average	**97.0**	**96.9**	**23.5**	**24.2**

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.