



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

FORM OF PROXY FOR USE BY UNITHOLDERS AT THE EXTRAORDINARY GENERAL MEETING

I/We ¹, _____, of _____
_____ being the holder(s) of ² _____
units in Sunlight Real Estate Investment Trust ("Sunlight REIT") hereby appoint ³ _____
of (address) _____
or failing him/her, the Chairman of the meeting, as my/our proxy to attend on my/our behalf the Extraordinary General Meeting ("EGM") to be held on 24/F, Admiralty Centre I, 18 Harcourt Road, Hong Kong on Thursday, 25 June 2026 at 10:45 a.m. (or if later, immediately after the conclusion or the adjournment of the annual general meeting of unitholders convened for the same place and date) or any adjournment or postponement thereof and to vote for me/us on the resolution as indicated below.

Ordinary Resolution	For ⁴	Against ⁴
To approve the Property Management Transactions and the Annual Caps thereof #.		

Capitalized terms have the meanings ascribed to them in the circular of Sunlight REIT dated 5 June 2026 and full text of the ordinary resolution is set out in the notice of EGM dated 5 June 2026.

Signature(s) of unitholder(s)

Date

Notes :

- Full name(s) and address(es) are to be inserted in **BLOCK LETTERS**.
- Please insert the total number of units registered in your name(s). If no number is inserted, this form of proxy will be deemed to relate to all the units in Sunlight REIT registered in your name(s).
- Pursuant to the trust deed constituting Sunlight REIT, any unitholder is entitled to appoint a proxy or proxies to attend and vote in his/her stead at the meeting (or any adjournment or postponement thereof), but the number of proxy appointed by any unitholder (other than HKSCC Nominees Limited or a recognized clearing house within the meaning of the Securities and Futures Ordinance) shall not exceed two. A proxy need not be a unitholder. If you wish to appoint a person other than the Chairman of the meeting as your proxy, please insert the name and address of the proxy in the space provided and delete the words "or failing him/her, the Chairman of the meeting". If more than one proxy is appointed, the appointment shall specify the number of units in respect of which each such proxy is represented. Alternatively, you may insert a number in the relevant box and the votes attached to such number of units will be cast accordingly.
- IMPORTANT : If you wish to vote for a resolution, place a "✓" in the appropriate box marked "For". If you wish to vote against a resolution, place a "✓" in the appropriate box marked "Against".** Failure to tick any box will entitle your proxy to cast his/her vote at his/her discretion.
- This form of proxy must be signed by you or your attorney duly authorized in writing or, in the case of a corporation, must either be executed under its common seal or under the hand of an officer, attorney or other person duly authorized in writing. Any alteration made to this form of proxy must be signed by you or your attorney duly authorized in writing.
- In order to be valid, this form of proxy, together with the power of attorney or other authority (if any) under which it is signed or a notarially certified copy thereof, must be returned to Sunlight REIT's unit registrar, Tricor Investor Services Limited, on 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong (the "Unit Registrar") as soon as possible but in any event, not less than 48 hours before the time appointed for holding the EGM, or any adjourned or postponed meeting (as the case may be).
- Completion and return of this form of proxy will not preclude you from attending and voting in person at the EGM (or any adjournment or postponement thereof) or at the poll concerned should you so wish. In the event that you attend the EGM or adjourned or postponed meeting (as the case may be) after having lodged a form of proxy, the form of proxy will be deemed to have been revoked.
- In the case of joint unitholders, the vote of the unitholder who is first-named on the register of unitholders, whether tendered in person or by proxy, shall be acceptable to the exclusion of the votes of other joint unitholders.
- Pursuant to the trust deed constituting Sunlight REIT, a resolution put to the meeting shall be decided on a poll and the result of the poll shall be deemed to be the resolution of the meeting.
- On a poll every unitholder who is present in person, by corporate representative or by proxy shall have one vote for every unit of which he/she is the unitholder. A person entitled to more than one vote does not need to use all his/her votes or cast them in the same way.

PERSONAL INFORMATION COLLECTION STATEMENT

- "Personal Data" in this statement has the same meaning as "personal data" defined in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong ("PDPO").
- The Personal Data provided to Sunlight REIT and/or the Unit Registrar in this form will be used for the purpose of processing your instruction as stated in this form of proxy. The Personal Data will not be transferred to any party outside Sunlight REIT or the Unit Registrar, but may be disclosed when required by law or a court order of any jurisdiction, or as requested by any government or law enforcement authorities or administrative organs or as is necessary to bring legal action or defend any legal action in relation to you.
- Your supply of Personal Data is on a voluntary basis. If you fail to provide sufficient information, Sunlight REIT may not be able to effect the appointment of your proxy and instructions. Your Personal Data will be retained for such period as may be necessary for the above purposes and its directly related purpose(s).
- You and your appointed proxy have the right to request access to and/or correction of the respective Personal Data in accordance with the provisions of the PDPO. Any such request should be made in writing to the Data Privacy Officer of the Unit Registrar either by post to 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to is-enquiries@vistra.com.
- For further details, please refer to the Privacy Policy Statement which is available on the website of Sunlight REIT.