



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

Full investment portfolio of Relevant Investments at 30 June 2026

| Financial Instruments ⁽¹⁾ and Issuers | Primary Listing | Currency | Total Cost (HK\$'000) | Mark-to-market Value (HK\$'000) | % of Gross Asset Value ^{(2),(3)} | Credit Rating |
|--|-----------------------|----------|--------------------------|---------------------------------------|---|--------------------------|
| CATHAY 4 ⁷ / ₈ 08/17/26 Cathay Pacific MTN Financing (HK) Limited | Hong Kong Exchange | USD | 11,672 | 11,763 | 0.066 | N/A |
| PANVA 4 04/26/27 TCCL (Finance) Limited | Hong Kong Exchange | USD | 4,623 | 4,679 | 0.026 | S&P BBB+ Moody's Baa1 |
| HKMTGC 3 ⁷ / ₈ 11/26/30 The Hong Kong Mortgage Corporation Limited | Hong Kong Exchange | USD | 7,732 | 7,717 | 0.044 | S&P AA+ Moody's Aa3 |
| Total | | | 24,027 | 24,159 | 0.136 | |

Notes :

(1) All financial instruments are bonds and their descriptions are quoted from Bloomberg.

(2) The percentages are arrived at by comparing the mark-to-market value of the investments with the gross asset value of Sunlight Real Estate Investment Trust, which is calculated by reference to the latest published accounts (for the financial year ended 31 December 2025).

(3) Gross asset value refers to the total assets after adjusting for any distribution declared and published valuation.