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

INTERIM RESULTS ANNOUNCEMENT
FOR THE SIX MONTHS ENDED 30 JUNE 2026

The board of directors (the "**Board**") of Henderson Sunlight Asset Management Limited (the "**Manager**") announces the unaudited interim results of Sunlight Real Estate Investment Trust ("**Sunlight REIT**") for the six months ended 30 June 2026 (the "**Reporting Period**").

FINANCIAL HIGHLIGHTS

(in HK$' million, unless otherwise specified)

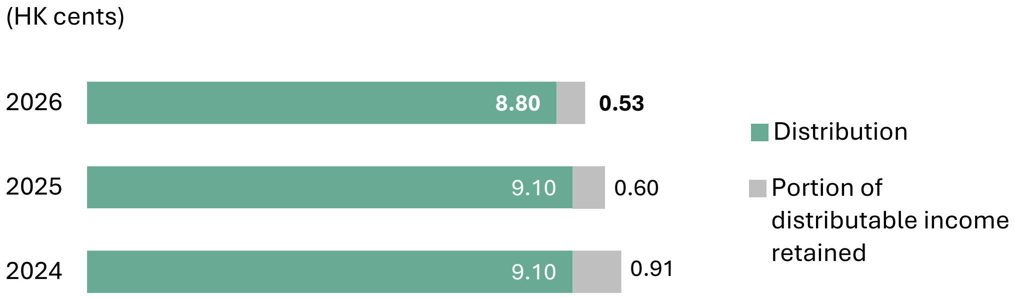
	Six months ended 30 June 2026	Six months ended 30 June 2025	Change (%)
Revenue	**382.4**	391.2	(2.2)
Net property income	**299.7**	307.4	(2.5)
Cost-to-income ratio (%)	**21.6**	21.4	N/A
Loss after taxation	**(124.1)**	(172.2)	N/A
Distributable income	**164.0**	168.6	(2.7)
Distribution per unit (HK cents)	**8.8**	9.1	(3.3)
Payout ratio (%)	**94.3**	93.8	N/A
	At 30 June 2026	At 31 December 2025	Change (%)
Portfolio valuation	**17,118.1**	17,403.0	(1.6)
Net asset value	**12,168.2**	12,402.6	(1.9)
Net asset value per unit (HK$)	**6.92**	7.09	(2.4)
Gearing ratio (%)	**28.3**	27.8	N/A

2026 INTERIM RESULTS

For the Reporting Period, Sunlight REIT recorded revenue of HK$382.4 million, a year-on-year decline of 2.2%. After deducting property operating expenses of HK$82.7 million, net property income came in at HK$299.7 million. Aided by a 7.9% saving in cash interest expense to HK$84.3 million, distributable income for the Reporting Period was HK$164.0 million, a 2.7% drop from the corresponding period in the previous year.

The Board has resolved to declare an interim distribution per unit of HK 8.8 cents, representing a payout ratio of 94.3% and an annualized distribution yield of 8.1% based on the closing unit price of HK$2.16 on the last trading day of the Reporting Period.

Interim distribution per unit at a glance[1]



The appraised value of Sunlight REIT's portfolio was HK$17,118.1 million at 30 June 2026. Gross assets and net assets of Sunlight REIT were HK$17,728.3 million and HK$12,168.2 million respectively, and the net asset value per unit was HK$6.92.

The EBITDA[2] of Sunlight REIT for the Reporting Period was HK$253.7 million. Benefitting from a more favourable interest rate environment, the interest coverage ratio improved to 3.0 times versus 2.9 times for the same period last year.

Notes :

1. For the six months ended 30 June.
2. EBITDA represents net earnings before interest expense, taxation, depreciation and amortization, and change in fair value of investment properties.

MANAGEMENT DISCUSSION AND ANALYSIS

Operation Review

At 30 June 2026, the overall occupancy rate of Sunlight REIT's portfolio stood at 90.8% (31 December 2025: 90.6%). Occupancy rates of the office and retail portfolios came in at 92.0% and 88.4% respectively, while their corresponding passing rents were HK$30.6 per sq. ft. and HK$62.2 per sq. ft., down 1.3% and 2.7% from six months ago. The portfolio recorded a negative rental reversion of 7.6% for the period under review, while the average retention rate achieved a satisfactory level of 77%.

Dah Sing Financial Centre, the flagship office property of Sunlight REIT, recorded an occupancy of 91.8%, while its passing rent stayed largely unchanged at HK$35.2 per sq. ft. A similar level of occupancy was achieved by the Sheung Wan/Central portfolio, reflecting the spillover demand from Central. In respect of the service-driven office portfolio located in Mong Kok, the occupancy of Righteous Centre was 88.0%, while its neighbouring property, The Harvest, recorded an occupancy level of 95.7%.

Regarding the retail portfolio, the occupancy of Sheung Shui Centre Shopping Arcade came in at 86.9%, mainly attributable to the prolonged vacancy pending the replacement of a kindergarten tenant. Passing rent of this property was HK$98.2 per sq. ft. Meanwhile, Metro City Phase I Property reported an occupancy rate of 88.0%, while its passing rent was HK$52.0 per sq. ft. Finally, the occupancy rate of Kwong Wah Plaza Property in Yuen Long was 92.8%, while its passing rent stood at HK$51.7 per sq. ft.

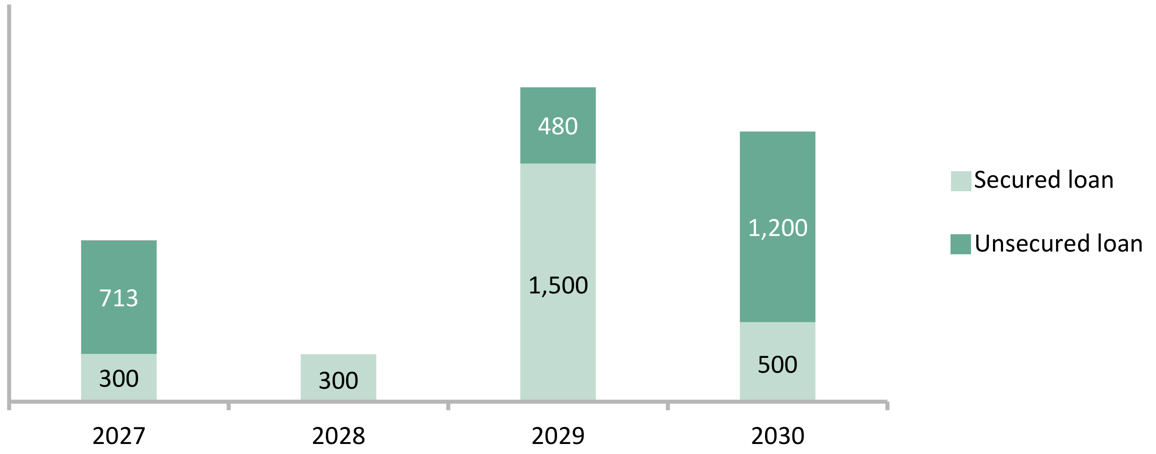
Capital and Interest Rate Management

For the period under review, Sunlight REIT successfully refinanced all borrowings maturing in the year ending 31 December 2026 at favourable pricing. Total borrowings of Sunlight REIT amounted to HK$5,023 million at 30 June 2026, including a drawdown of HK$30 million from its revolving credit facilities which was repaid in full on 2 July 2026.

Subsequent to the implementation of certain refinancing arrangements, the secured loan portion currently stood at HK$2,600 million (31 December 2025: HK$2,100 million) and was backed by a mortgage over certain properties with an appraised value of HK$7,187 million. The weighted average debt maturity was maintained at 3.0 years, and all term loans are structured as sustainability-linked loans.

Maturity Profile of Term Loan Facilities
(at 30 June 2026)

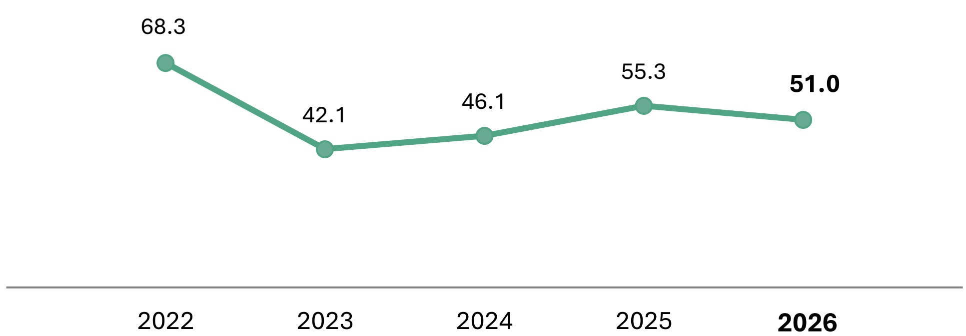
(HK$' million)



To manage exposure to interest rate volatility, a portion of Sunlight REIT's borrowings was hedged through interest rate swaps. At 30 June 2026, the proportion of Sunlight REIT's fixed-rate exposure stayed at 51.0%, with an all-in weighted average interest rate of 3.51% per annum. The floating-rate term loans carried a blended interest margin of 0.66% per annum (31 December 2025: 0.75% per annum) over Hong Kong Interbank Offered Rate. For the Reporting Period, the weighted average funding cost was 3.41%, compared to 3.70% recorded in the corresponding period of the preceding year.

Fixed Rate Borrowings as a % of Total Borrowings
(at 30 June)

(%)



Sustainability

In March 2026, Sheung Shui Centre Shopping Arcade achieved a Gold rating under "LEED v4.1 Operations and Maintenance: Existing Buildings", reflecting the continued commitment of Sunlight REIT to advancing sustainable operational practices across the property portfolio. A summary of key green building certifications is provided below :

Key green building certifications
(at 30 June 2026)

Property	Certificates	Rating
Dah Sing Financial Centre	BEAM Plus EB V2.0 Comprehensive Scheme	Platinum
Strand 50	BEAM Plus EB V2.0 Selective Scheme (Materials and Waste Aspects, and Indoor Environmental Quality Aspect)	Excellent Grade
	LEED v4.1 Operations and Maintenance: Existing Buildings	Gold
Metro City Phase I Property	BEAM Plus EB V2.0 Selective Scheme (Site Aspects)	Excellent Grade
	LEED v4.1 Operations and Maintenance: Existing Buildings	Gold
Sheung Shui Centre Shopping Arcade	BEAM Plus EB V2.0 Selective Scheme (Site Aspects)	Excellent Grade
	LEED v4.1 Operations and Maintenance: Existing Buildings	Gold
Kwong Wah Plaza Property	BEAM Plus EB V2.0 Selective Scheme (Site Aspects)	Excellent Grade
Righteous Centre		
235 Wing Lok Street Trade Centre		
West 9 Zone Kids	BEAM Plus EB V2.1 Selective Scheme (Site Aspects)	Very Good Grade

OUTLOOK

The commercial property market in Hong Kong is showing divergent trends. While transaction volumes have clearly improved on the back of stronger end-user demand, particularly for conversion into student hostels, asset prices have yet to recover meaningfully as distress-driven transactions are still evident. Meanwhile, the retail sector is likely to remain challenging amid changing consumption habits. Although selected operators are seeking to capitalize on attractive rental offers, their expansion appetite stays lukewarm. A more sustained recovery in demand will depend on tenants' ability to enhance cost efficiency and respond swiftly to shifting consumer behaviours.

Looking ahead, approximately 14.0% and 22.3% of the office and retail rentable areas of Sunlight REIT are scheduled for lease renewals in the second half of 2026, respectively. In light of prevailing market conditions, improving occupancy across the portfolio will be key to mitigating the impact of negative rental reversion.

In the absence of an enduring peace settlement to curb the hostilities in the Middle East, oil prices may remain volatile, clouding the outlook for US interest rates. As such, expectations of a more favourable monetary policy environment in Hong Kong may not materialize in the near term. Any delay in rate cuts, or more worryingly, renewed upward pressure on benchmark rates, could increase financing costs and weigh on the distributable income of Sunlight REIT. Against such headwinds, the sound financial position of Sunlight REIT provides a degree of assurance, as demonstrated by the favourable refinancing of over HK$3,600 million in debt facilities over the past 12 months.

In parallel, the Manager will prioritize strengthening operational resilience through disciplined cost management, prudent capital allocation and selective asset enhancement initiatives that support long-term value creation. In this regard, the lift modernization project at Dah Sing Financial Centre, scheduled for commencement later this year, should enhance the asset's appeal and service quality.

In approaching its 20th listing anniversary, Sunlight REIT will endeavour to create sustainable value for the benefit of unitholders, while harnessing innovation and technology to bolster portfolio robustness and support future-ready asset management.

PORTFOLIO STATISTICS

Property	Occupancy Rate (%)		Passing Rent [1] (HK$/sq. ft.)		Rental and Car Park Income (HK$'000)		Appraised Value [2] (HK$'000)
	at 30 Jun 2026	at 31 Dec 2025	at 30 Jun 2026	at 31 Dec 2025	six months ended 30 Jun 2026	six months ended 30 Jun 2025	at 30 Jun 2026
Office							
Grade A							
Dah Sing Financial Centre	91.8	91.0	35.2	35.3	73,221	75,260	4,528,000
Grade B							
Strand 50	92.2	89.1	26.8	27.9	16,848	17,528	1,120,000
135 Bonham Strand Trade Centre Property	94.4	89.7	25.5	25.9	8,864	8,972	520,000
Righteous Centre	88.0	90.6	33.7	34.7	9,375	9,634	518,000
Winsome House Property	91.4	88.6	33.8	34.3	7,948	8,321	499,000
The Harvest	95.7	100.0	37.8	38.0	7,546	6,376	484,000
235 Wing Lok Street Trade Centre	87.9	88.3	18.9	19.3	5,226	5,300	330,000
Java Road 108 Commercial Centre	96.1	100.0	23.9	24.0	5,226	5,396	254,000
On Loong Commercial Building	87.2	87.2	25.2	25.4	3,498	3,839	219,000
Sun Fai Commercial Centre Property	95.0	91.4	20.9	21.7	3,053	3,238	160,000
Wai Ching Commercial Building Property	97.2	100.0	16.4	16.4	1,586	1,529	78,000
Sub-total/Average	**92.0**	**91.2**	**30.6**	**31.0**	**142,391**	**145,393**	**8,710,000**
Retail							
New Town							
Sheung Shui Centre Shopping Arcade	86.9	87.5	98.2	102.2	68,848	74,620	3,550,000
Metro City Phase I Property [3]	88.0	87.1	52.0	53.4	60,951	62,512	2,886,100
Kwong Wah Plaza Property	92.8	100.0	51.7	50.7	19,865	20,180	1,070,000
Urban							
West 9 Zone Kids	87.9	89.6	39.5	40.7	12,355	11,268	758,000
Supernova Stand Property	100.0	100.0	58.8	58.8	1,487	1,477	74,000
Beverley Commercial Centre Property	82.6	87.6	30.2	30.7	1,155	1,329	70,000
Sub-total/Average	**88.4**	**89.6**	**62.2**	**63.9**	**164,661**	**171,386**	**8,408,100**
Total/Average	**90.8**	**90.6**	**41.1**	**42.1**	**307,052**	**316,779**	**17,118,100**

	Rental Reversion [4] (%)		Capitalization Rate (%)
	six months ended 30 Jun 2026	six months ended 31 Dec 2025	at 30 Jun 2026
Office	(8.3)	(10.4)	3.65 - 3.95
Retail	(7.3)	(11.2)	3.40 - 4.35
Average	**(7.6)**	**(10.8)**	

Notes :
1. Passing rent is calculated on the basis of average rent per sq. ft. for occupied gross rentable area on the relevant date.
2. Valuation was conducted by Knight Frank Petty Limited, the principal valuer of Sunlight REIT.
3. Disposal of certain car parking spaces of the property was completed on 31 March 2026 for a consideration of approximately HK$30 million.
4. Rental reversion is calculated on the basis of change in effective rent of the leases renewed and commenced during the relevant Reporting Period.

CORPORATE GOVERNANCE

The Manager is committed to upholding a high standard of corporate governance. To ensure compliance with all relevant laws and regulations, it has established a robust corporate governance framework, and has adopted a compliance manual (the "**Compliance Manual**") which sets out the key processes, internal control and system, corporate governance policies as well as other policies and procedures governing the management and operations of Sunlight REIT.

During the Reporting Period, the Manager has in material terms complied with the provisions of the Compliance Manual. In addition, the Manager and Sunlight REIT have, to the extent applicable, applied the principles of and complied with the code provisions in the Corporate Governance Code in Appendix C1 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

Buy-back, Sale or Redemption of Units

During the Reporting Period, there was no purchase, sale or redemption of units by Sunlight REIT or its wholly-owned and controlled entities.

New Units Issued

Except for an aggregate of 9,135,312 new units issued to the Manager as payment of part of the Manager's fees, there were no other new units issued during the Reporting Period.

Public Float

Based on information that is publicly available and as far as the Manager is aware, not less than 25% of the outstanding units in issue of Sunlight REIT were held in public hands at the date of this announcement.

Employees

Sunlight REIT is managed by the Manager and does not employ any staff itself.

Distribution Entitlement and Closure of Register of Unitholders

The ex-distribution date and record date for the interim distribution are Monday, 24 August 2026 and Friday, 28 August 2026 respectively. The register of unitholders will be closed from Wednesday, 26 August 2026 to Friday, 28 August 2026, both days inclusive, during which period no transfer of units will be effected. In order to qualify for the interim distribution, all transfer documents accompanied by the relevant unit certificates must be lodged for registration with the unit registrar of Sunlight REIT, Tricor Investor Services Limited, on 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong not later than 4:30 p.m. on Tuesday, 25 August 2026. Payment of the interim distribution will be made to unitholders on Tuesday, 8 September 2026.

Review of Interim Results

The interim results of Sunlight REIT for the Reporting Period have been reviewed by the audit committee and the disclosures committee of the Manager in accordance with their respective terms of reference. The condensed interim financial statements for the Reporting Period have also been reviewed by the auditor of Sunlight REIT, KPMG, Certified Public Accountants, in accordance with Hong Kong Standard on Review Engagements 2410, *Review of interim financial information performed by the independent auditor of the entity*, issued by the Hong Kong Institute of Certified Public Accountants.

ISSUANCE OF INTERIM REPORT

The interim report of Sunlight REIT for the Reporting Period will be sent to unitholders on or about 24 August 2026.

FORWARD-LOOKING STATEMENTS

This announcement contains certain statements and terminologies that are forward-looking. These statements are made on the basis of the current beliefs, assumptions, expectations and projections of the Board and senior management of the Manager. They are subject to risks, uncertainties and other factors beyond the Manager's control, the emergence of which may cause actual results or performance to differ materially from those expressed or implied in such statements.

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the six months ended 30 June 2026 – unaudited
(Expressed in Hong Kong dollars)

		Six months ended 30 June	
		2026	2025
	Note	**$'000**	$'000
Revenue	3 & 4	**382,423**	391,217
Property operating expenses	3 & 5	**(82,764)**	(83,833)
Net property income		**299,659**	307,384
Other income	6	**11,240**	9,944
Administrative expenses		**(52,372)**	(51,890)
Decrease in fair value of investment properties		**(266,128)**	(314,279)
Loss from operations		**(7,601)**	(48,841)
Finance costs on interest-bearing liabilities	7(a)	**(87,682)**	(94,747)
Loss before taxation and transactions with unitholders	7	**(95,283)**	(143,588)
Income tax	8	**(28,792)**	(28,655)
Loss after taxation and before transactions with unitholders		**(124,075)**	(172,243)

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 June 2026 – unaudited
(Expressed in Hong Kong dollars)

	Six months ended 30 June	
	2026	2025
	$'000	$'000
Loss after taxation and before transactions with unitholders	**(124,075)**	(172,243)
Other comprehensive income/(loss) for the period		
Items that have been reclassified/may be reclassified subsequently to profit or loss :		
- Effective portion of changes in fair value of cash flow hedges recognized during the period	**17,138**	(28,744)
- Net reclassification adjustments for amounts transferred to profit or loss in respect of :		
- finance costs on interest-bearing liabilities	**-**	548
- unrealized exchange difference on foreign currency borrowing	**9,863**	(35,553)
- unwinding of swaps	**-**	(1,810)
	27,001	(65,559)
Total comprehensive loss for the period	**(97,074)**	(237,802)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 30 June 2026
(Expressed in Hong Kong dollars)

	Note	**30 June 2026 (unaudited) $'000**	31 December 2025 (audited) $'000
Non-current assets			
Fixed assets			
- Investment properties		**17,118,100**	17,403,000
- Other fixed assets		**75**	95
		17,118,175	17,403,095
Deferred tax assets		**16**	16
Derivative financial instruments		**2,836**	203
Reimbursement rights		**37,436**	37,436
Other financial assets		**7,734**	4,644
Other non-current assets		**2,706**	1,884
		17,168,903	17,447,278
Current assets			
Trade and other receivables	10	**43,316**	44,789
Derivative financial instruments		**2,330**	264
Other financial assets		**16,454**	23,355
Cash and bank balances		**497,264**	428,760
		559,364	497,168
Total assets		**17,728,267**	17,944,446
Current liabilities			
Tenants' deposits		**(184,134)**	(184,807)
Rent receipts in advance		**(14,234)**	(14,830)
Trade and other payables	11	**(79,701)**	(82,453)
Bank and other borrowings		**(30,000)**	(1,199,244)
Derivative financial instruments		**(8,136)**	(19,666)
Tax payable		**(25,295)**	(12,560)
		(341,500)	(1,513,560)
Net current assets/(liabilities)		**217,864**	(1,016,392)
Total assets less current liabilities		**17,386,767**	16,430,886

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

At 30 June 2026

(Expressed in Hong Kong dollars)

	30 June 2026 (unaudited) $'000	31 December 2025 (audited) $'000
Non-current liabilities, excluding net assets attributable to unitholders		
Bank and other borrowings	**(4,805,478)**	(3,615,538)
Deferred tax liabilities	**(253,149)**	(251,276)
Derivative financial instruments	**(159,990)**	(161,469)
	(5,218,617)	(4,028,283)
Total liabilities, excluding net assets attributable to unitholders	**(5,560,117)**	(5,541,843)
NET ASSETS ATTRIBUTABLE TO UNITHOLDERS	**12,168,150**	12,402,603
Number of units in issue	**1,757,268,481**	1,748,133,169
Net asset value attributable to unitholders per unit	**$6.92**	$7.09

DISTRIBUTION STATEMENT

For the six months ended 30 June 2026 – unaudited
(Expressed in Hong Kong dollars)

	Note	Six months ended 30 June 2026 $'000	2025 $'000
Loss after taxation and before transactions with unitholders		**(124,075)**	(172,243)
Adjustments (note (i)) :			
- Decrease in fair value of investment properties		**266,128**	314,279
- Manager's fees paid or payable in the form of units		**21,565**	22,195
- Gain on disposal of investment properties		**(4,848)**	-
- Interest rate swaps - cash flow hedges	7(a)	**(571)**	608
- Non-cash finance costs on interest-bearing liabilities	7(a)	**3,919**	2,594
- Deferred tax	8	**1,872**	1,144
- Depreciation		**20**	26
		288,085	340,846
Distributable income (note (i))		**164,010**	168,603
Interim distribution (notes (ii) & (iii))		**154,640**	158,198
Payout ratio		**94.3%**	93.8%
Distribution per unit (notes (ii) & (iii))		**8.8 cents**	9.1 cents

DISTRIBUTION STATEMENT (continued)

For the six months ended 30 June 2026 – unaudited
(Expressed in Hong Kong dollars)

Notes :

(i) Under the Code on Real Estate Investment Trusts issued by the Securities and Futures Commission of Hong Kong, a real estate investment trust shall distribute to unitholders as dividends each year an amount not less than 90% of its audited annual net income after tax. Pursuant to the trust deed dated 26 May 2006 (as amended and restated) under which Sunlight REIT is constituted (the "**Trust Deed**"), the total amounts distributed or distributable to unitholders shall be no less than 90% of annual distributable income for each financial year.

Distributable income means the amount calculated by the Manager as representing the consolidated profit/loss after taxation and before transactions with unitholders of Sunlight REIT for the relevant financial period, as adjusted to eliminate the effects of certain items which have been recorded in the consolidated statement of profit or loss for the relevant financial period.

In arriving at the amount available for distribution for the six months ended 30 June 2026, Adjustments (as defined and set out in the Trust Deed) have been made, among others, to add back the finance costs relating to the amortization of debt establishment fees for bank and other borrowings of $3,919,000 or 0.22 cent per unit (2025: the amortization of debt establishment fees for bank and other borrowings and issuance discount on medium term notes of $2,594,000, or 0.15 cent per unit) which is an effective return of capital.

(ii) The interim distribution for the six months ended 30 June 2025 of $158,198,000 is calculated by multiplying the interim distribution per unit of 9.1 cents by 1,738,437,279 units in issue at 1 September 2025, the record date for such distribution, and was paid to unitholders on 9 September 2025.

(iii) The interim distribution for the six months ended 30 June 2026 of $154,640,000 is calculated by multiplying the interim distribution per unit of 8.8 cents by 1,757,268,481 units anticipated to be in issue at 28 August 2026, the record date for such distribution, and is expected to be paid to unitholders on 8 September 2026.

(iv) The distribution declared after the end of the Reporting Period is not recognized as a liability at the end of the Reporting Period.

NOTES

(Expressed in Hong Kong dollars)

1. General

Sunlight REIT is a Hong Kong collective investment scheme constituted as a unit trust by the Trust Deed and is authorized under section 104 of the Securities and Futures Ordinance. Sunlight REIT is listed on the Main Board of The Stock Exchange of Hong Kong Limited.

The principal activity of Sunlight REIT and its subsidiaries (collectively referred to as the "**Group**") is to own and invest in income-producing office and retail properties in Hong Kong with the objective of providing unitholders with regular and stable cash distributions with the potential for sustainable long term growth of such distributions and enhancement in value of the property portfolio. It has its principal place of business at 30th Floor, Dah Sing Financial Centre, 248 Queen's Road East, Wan Chai, Hong Kong.

2. Changes in accounting policies

The Hong Kong Institute of Certified Public Accountants has issued a number of amendments to HKFRS Accounting Standards that are first effective for the current accounting period of the Group.

None of these developments has had a material effect on how the Group's results and financial position for the current or prior periods have been prepared or presented in the condensed interim financial statements.

The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

3. Segment reporting

The Manager manages the Group's business by divisions. In a manner consistent with the way in which information is reported internally to the Manager's most senior executive management for the purposes of resource allocation and performance assessment, the Manager has identified two reportable segments, which are "Office properties" and "Retail properties".

As all of the Group's activities are carried out in Hong Kong, no geographical information is presented.

3. Segment reporting (continued)

Segment results

For the purposes of assessing segment performance and allocating resources between segments, the senior executive management of the Manager monitors the results attributable to each reportable segment on the following bases :

Revenue and expenses are allocated to the reportable segments with reference to income generated and the expenses incurred by those segments. The measure used for reporting segment performance is the "segment results".

Information regarding the Group's reportable segments as provided to the Manager's most senior executive management for the purposes of resource allocation and assessment of segment performance for the period is set out below :

	Six months ended 30 June					
	2026 (unaudited)			2025 (unaudited)		
	Office properties $'000	**Retail properties $'000**	**Total $'000**	Office properties $'000	Retail properties $'000	Total $'000
Revenue						
- Rental income	**140,022**	**147,921**	**287,943**	142,986	154,948	297,934
- Car park income	**2,369**	**16,740**	**19,109**	2,407	16,438	18,845
- Rental related income	**36,592**	**38,779**	**75,371**	35,209	39,229	74,438
	178,983	**203,440**	**382,423**	180,602	210,615	391,217
Property operating expenses	**(34,888)**	**(47,876)**	**(82,764)**	(35,736)	(48,097)	(83,833)
Net property income	**144,095**	**155,564**	**299,659**	144,866	162,518	307,384
Administrative expenses	**(23,085)**	**(22,097)**	**(45,182)**	(23,403)	(22,826)	(46,229)
Segment results	**121,010**	**133,467**	**254,477**	121,463	139,692	261,155
Decrease in fair value of investment properties	**(106,421)**	**(159,707)**	**(266,128)**	(139,850)	(174,429)	(314,279)
Gain on disposal of investment properties	**-**	**4,848**	**4,848**	-	-	-
Finance costs on interest-bearing liabilities			**(87,682)**			(94,747)
Income tax			**(28,792)**			(28,655)
Interest income			**6,170**			8,733
Unallocated net expenses			**(6,968)**			(4,450)
Loss after taxation and before transactions with unitholders			**(124,075)**			(172,243)
Depreciation	**9**	**11**	**20**	11	15	26

4. Revenue

Revenue represents gross income generated from leasing of investment properties. The amount of each significant category of revenue recognized during the period is as follows :

	Six months ended 30 June	
	2026	2025
	(unaudited)	(unaudited)
	$'000	$'000
Rental income	**287,943**	297,934
Car park income	**19,109**	18,845
Rental related income	**75,371**	74,438
	382,423	391,217

5. Property operating expenses

	Six months ended 30 June	
	2026	2025
	(unaudited)	(unaudited)
	$'000	$'000
Building management fee	**31,729**	32,242
Property manager's fees (note)	**23,259**	22,472
Government rent and rates	**19,282**	19,795
Car park operating costs	**3,916**	3,849
Rental commission (third party property agents) (note 7(b))	**935**	884
Marketing and promotion expenses	**1,097**	830
(Reversal of provision)/provision for credit losses on rental receivables (note 10(b))	**(55)**	1,534
Other direct costs	**2,601**	2,227
	82,764	83,833

Note : Included rental commission of $4,017,000 (2025: $3,645,000) (note 7(b)).

6. Other income

	Six months ended 30 June	
	2026	2025
	(unaudited)	(unaudited)
	$'000	$'000
Bank interest income	**5,482**	7,628
Interest income from debt securities	**688**	1,105
Gain on disposal of investment properties	**4,848**	-
Others	**222**	1,211
	11,240	9,944

7. Loss before taxation and transactions with unitholders

Loss before taxation and transactions with unitholders is arrived at after charging/(crediting) :

	Six months ended 30 June	
	2026	2025
	(unaudited)	(unaudited)
	$'000	$'000
(a) Finance costs on interest-bearing liabilities		
Interest on bank and other borrowings	**84,334**	91,545
Other borrowing costs	**3,919**	2,594
	88,253	94,139
Interest rate swaps – cash flow hedges		
- Reclassified from net assets attributable to unitholders	**-**	548
- Net fair value (gain)/loss of ineffective cash flow hedges	**(571)**	60
	(571)	608
	87,682	94,747

Other borrowing costs represent various financing charges and amortization of debt establishment fees for bank and other borrowings. For the six months ended 30 June 2025, the amount also included amortization of issuance discount on medium term notes.

7. Loss before taxation and transactions with unitholders (continued)

	Six months ended 30 June	
	2026	2025
	(unaudited)	(unaudited)
	$'000	$'000
(b) Other items		
Manager's fees	**43,129**	44,389
Trustee's remuneration and charges	**2,179**	2,236
Auditor's remuneration		
- Audit services	**1,145**	1,106
- Other services	**538**	527
Valuation fee payable to principal valuer	**165**	165
Legal and other professional fees	**3,069**	1,514
Rental commission (note 5)		
- Property manager	**4,017**	3,645
- Third party property agents	**935**	884
Bank charges	**167**	157
Net foreign exchange gain	**(218)**	(888)

Sunlight REIT does not appoint any director and the Group does not engage any employee. Accordingly, no employee benefit expense was incurred in the current and prior periods.

8. Income tax

	Six months ended 30 June	
	2026	2025
	(unaudited)	(unaudited)
	$'000	$'000
Current tax - Hong Kong Profits Tax		
Provision for the period	**26,920**	27,511
Deferred tax		
Origination and reversal of temporary differences	**1,872**	1,144
	28,792	28,655

Provision for Hong Kong Profits Tax has been made at 16.5% on the estimated assessable profits for the current and prior periods.

9. Loss per unit before transactions with unitholders

The basic loss per unit before transactions with unitholders for the six months ended 30 June 2026 amounted to $0.07 (2025: $0.10). The calculation of basic loss per unit before transactions with unitholders is based on the Group's loss after taxation and before transactions with unitholders of $124,075,000 (2025: $172,243,000) and the weighted average of 1,751,413,805 units (2025: 1,731,114,369 units) in issue during the period.

Diluted loss per unit before transactions with unitholders for the six months ended 30 June 2026 and 2025 are not presented as there was no potential dilution of loss per unit before transactions with unitholders.

10. Trade and other receivables

	30 June 2026 (unaudited) $'000	31 December 2025 (audited) $'000
Rental receivables	**26,348**	27,773
Deposits and prepayments	**10,804**	11,239
Other receivables	**1,782**	1,265
Amounts due from related companies	**4,382**	4,512
	43,316	44,789

Trade and other receivables included unamortized rent-free and rental concession, deposits and prepayments of $21,147,000 (31 December 2025: $23,149,000) which are expected to be recovered or recognized in profit or loss after one year. Apart from the above, all of the balances are expected to be recovered or recognized in profit or loss within one year.

The amounts due from related companies are unsecured, interest-free and have no fixed terms of repayment.

10. Trade and other receivables (continued)

(a) Ageing analysis

At the end of the Reporting Period, the ageing analysis of rental receivables, based on the date of revenue recognition and net of provision for credit losses, is as follows :

	30 June 2026 (unaudited) $'000	31 December 2025 (audited) $'000
Current	**17,787**	20,004
Less than one month overdue	**5,393**	3,728
More than one month and up to three months overdue	**1,173**	967
More than three months and up to six months overdue	**355**	629
More than six months overdue	**1,640**	2,445
	26,348	27,773

(b) Provision for credit losses on rental receivables

Provision for credit losses on rental receivables was assessed and made by the Group on a case-by-case basis, based on the historical default experience and forward-looking information that may impact the tenants' ability to repay the outstanding rental receivables. If the Group considered that the recovering of the rental receivable is remote, relevant provision for credit losses would be written off against the receivable directly.

The movement in the loss allowance for rental receivables during the period/year is as follows :

	30 June 2026 (unaudited) $'000	31 December 2025 (audited) $'000
At the beginning of the period/year	**2,111**	716
(Reversal of provision)/provision for credit losses (note 5)	**(55)**	1,420
Written off	**(241)**	(25)
At the end of the period/year	**1,815**	2,111

11. Trade and other payables

	30 June 2026 (unaudited) $'000	31 December 2025 (audited) $'000
Creditors and accrued charges	**50,187**	52,342
Manager's fees payable	**21,349**	20,650
Amounts due to related companies	**8,165**	9,461
	79,701	82,453

All creditors and accrued charges are due within one month or on demand and expected to be settled within one year.

Manager's fees payable is due within four months and payable in the form of cash and units.

The amounts due to related companies are unsecured, interest-free and have no fixed terms of repayment except for the amount due to the trustee of Sunlight REIT of $1,074,000 (31 December 2025: $1,028,000) which is due within 30 days.

12. Non-adjusting event after the Reporting Period

After the end of the Reporting Period, the Board of the Manager declared an interim distribution. Further details are disclosed in the "Distribution Statement" of this announcement.

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, 7 August 2026

At the date of this announcement, the Board 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, Dr. TSE Kwok Sang, Mr. KWOK Tun Ho, Chester and Ms. Helen ZEE.