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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

APPOINTMENT OF EXECUTIVE DIRECTOR

The board of directors (the "**Board**") of Henderson Sunlight Asset Management Limited (the "**Manager**"), as manager of Sunlight Real Estate Investment Trust ("**Sunlight REIT**"), is pleased to announce that Ms. LO Yuk Fong, Phyllis ("**Ms. LO**") has been appointed as an Executive Director of the Manager with effect from 10 August 2026.

Ms. LO, aged 61, is the Chief Financial Officer, a Responsible Officer and the Manager-in-Charge of Finance and Accounting function of the Manager. She is responsible for supervising the overall financial management of Sunlight REIT, including but not limited to financial reporting, taxation and cash flow management, monitoring of capital expenditure, reviewing of and making recommendations on financing matters and budget preparation. She is also a director of certain special purpose vehicles of Sunlight REIT. Save as disclosed above, Ms. LO does not hold any other positions with the Manager or other members of the Sunlight REIT group.

Ms. LO joined the Manager in December 2007 and has over 30 years of experience in financial management and company secretarial functions. Prior to joining the Manager, Ms. LO was the Chief Financial Officer of a media company previously listed in Singapore. Ms. LO holds a Bachelor of Business Administration degree from The Chinese University of Hong Kong. She is a fellow of the Association of Chartered Certified Accountants and the Hong Kong Institute of Certified Public Accountants.

The appointment of Ms. LO does not have a specific term but is subject to retirement and re-election at annual general meetings of the Manager in accordance with its articles of association and the relevant rules and regulations. All emoluments payable to Ms. LO in relation to this appointment will be paid and borne by the Manager out of its own resources.

Ms. LO did not hold any directorship in any public company the securities of which are listed on any securities market in Hong Kong or overseas in the last three years immediately preceding the date of this announcement. She does not have any relationship with any Directors or senior management of the Manager, or any substantial unitholders (within the meaning of "substantial holder" under paragraph 8.1(d) of Chapter 8 of the Code on Real Estate Investment Trusts) or controlling unitholders of Sunlight REIT, or the shareholder of the Manager. At the date of this announcement, she holds 100,000 units of Sunlight REIT.

Save as disclosed above, there is no other information relating to the appointment of Ms. LO that is required to be disclosed pursuant to Rule 13.51(2)(h) to (v) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (as if they were applicable to Sunlight REIT), nor are there any other matters that need to be brought to the attention of the unitholders of Sunlight REIT.

The Board would like to extend its warm welcome to Ms. LO on her appointment to the Board.

With effect from 10 August 2026, the composition of the Board and the Board committees (which remain unchanged) will be as follows :

<u>The Board</u> :

Chairman and Non-Executive Director :
Mr. AU Siu Kee, Alexander

Chief Executive Officer and Executive Director :
Mr. WU Shiu Kee, Keith

Chief Financial Officer and Executive Director :
Ms. LO Yuk Fong, Phyllis

Non-Executive Director :
Mr. KWOK Ping Ho

Independent Non-Executive Directors :
Mr. KWAN Kai Cheong
Dr. TSE Kwok Sang
Mr. KWOK Tun Ho, Chester
Ms. Helen ZEE

The Audit Committee :

Mr. KWAN Kai Cheong *(Chairman)*
Dr. TSE Kwok Sang
Mr. KWOK Tun Ho, Chester
Ms. Helen ZEE

The Investment Committee :

Mr. AU Siu Kee, Alexander *(Chairman)*
Mr. WU Shiu Kee, Keith
Dr. TSE Kwok Sang
Mr. KWOK Tun Ho, Chester
Ms. Helen ZEE

The Remuneration and Nomination Committee :

Mr. AU Siu Kee, Alexander *(Chairman)*
Mr. KWAN Kai Cheong
Mr. KWOK Tun Ho, Chester
Ms. Helen ZEE

The Disclosures Committee :

Mr. WU Shiu Kee, Keith *(Chairman)*
Mr. KWAN Kai Cheong
Dr. TSE Kwok Sang

The Board confirms that, following this appointment, the composition of the Board and all the Board committees continues to comply with the corporate governance policy set out in the compliance manual of the Manager.

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 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.