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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

OPERATIONAL STATISTICS FOR THE QUARTER ENDED 30 SEPTEMBER 2026

Henderson Sunlight Asset Management Limited (the “**Manager**”), as manager of Sunlight Real Estate Investment Trust (“**Sunlight REIT**”), announces the operational statistics of Sunlight REIT for the quarter ended 30 September 2026.

At 30 September 2026, the portfolio occupancy rate of Sunlight REIT was 91.6%, up from 90.8% at 30 June 2026. The improvement was primarily driven by higher retail occupancy of 91.1% (30 June 2026 : 88.4%), while office occupancy held steady at 91.8%. The passing rent of the overall portfolio was largely unchanged at HK\$41.0 per sq. ft., while rental reversion for the quarter under review was negative 5.4%.

At 30 September 2026, the occupancy rate of Dah Sing Financial Centre was 91.4% with a passing rent of HK\$35.2 per sq. ft. The Sheung Wan/Central portfolio registered an average occupancy of 91.2% and a passing rent of HK\$26.0 per sq. ft. On the Kowloon side, occupancy rates of The Harvest and the neighbouring Righteous Centre were 95.7% and 89.1%, respectively.

Supported by the commencement of certain new leases, Sheung Shui Centre Shopping Arcade recorded an increase in occupancy to 91.0% (30 June 2026 : 86.9%), while its passing rent was HK\$95.1 per sq. ft. Meanwhile, Metro City Phase I Property registered an occupancy of 88.8% and a passing rent of HK\$51.6 per sq. ft. Further, the Manager is pleased to report that Kwong Wah Plaza Property achieved full occupancy at 30 September 2026, as the retail portion of the property attracted certain new service trade tenants following a successful asset enhancement initiative.

Operational statistics for the quarter ended 30 September 2026

Property	Location	Occupancy Rate (%) ¹		Passing Rent (HK\$/sq. ft.) ²	
		at 30 Sep 26	at 30 Jun 26	at 30 Sep 26	at 30 Jun 26
Office					
Dah Sing Financial Centre	Wan Chai	91.4	91.8	35.2	35.2
Strand 50	Sheung Wan	90.8	92.2	26.8	26.8
135 Bonham Strand Trade Centre Property	Sheung Wan	94.2	94.4	25.0	25.5
Righteous Centre	Mong Kok	89.1	88.0	33.6	33.7
Winsome House Property	Central	88.6	91.4	34.5	33.8
The Harvest	Mong Kok	95.7	95.7	37.6	37.8
235 Wing Lok Street Trade Centre	Sheung Wan	90.5	87.9	18.9	18.9
Java Road 108 Commercial Centre	North Point	96.1	96.1	24.1	23.9
On Loong Commercial Building	Wan Chai	91.2	87.2	25.4	25.2
Sun Fai Commercial Centre Property	Mong Kok	95.5	95.0	20.9	20.9
Wai Ching Commercial Building Property	Yau Ma Tei	97.2	97.2	16.4	16.4
Average		91.8	92.0	30.5	30.6
Retail					
Sheung Shui Centre Shopping Arcade	Sheung Shui	91.0	86.9	95.1	98.2
Metro City Phase I Property	Tseung Kwan O	88.8	88.0	51.6	52.0
Kwong Wah Plaza Property	Yuen Long	100.0	92.8	50.6	51.7
West 9 Zone Kids	Tai Kok Tsui	90.6	87.9	38.2	39.5
Supernova Stand Property	North Point	100.0	100.0	58.8	58.8
Beverley Commercial Centre Property	Tsim Sha Tsui	73.1	82.6	28.9	30.2
Average		91.1	88.4	61.3	62.2
Average		91.6	90.8	41.0	41.1

Notes :

1. Calculated on the basis of occupied gross rentable area ("GRA") as a proportion of total GRA on the relevant date.
2. Calculated on the basis of average rent per sq. ft. for occupied GRA on the relevant date.

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, 14 October 2026

At the date of this announcement, the board of directors 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) *Chief Financial Officer and Executive Director : Ms. LO Yuk Fong, Phyllis;* (4) *Non-Executive Director : Mr. KWOK Ping Ho;* and (5) *Independent Non-Executive Directors : Mr. KWAN Kai Cheong, Dr. TSE Kwok Sang, Mr. KWOK Tun Ho, Chester and Ms. Helen ZEE.*