



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)

5 October 2022

Dear Unitholder(s),

Annual General Meeting

Please note that the annual general meeting (“AGM”) of Sunlight Real Estate Investment Trust (“**Sunlight REIT**”) will be held at United Conference Centre, 10th Floor, United Centre, 95 Queensway, Admiralty, Hong Kong on Thursday, 10 November 2022 at 11:00 a.m..

In addition to physical attendance, you have the option of attending, participating and voting at the AGM through online access by scanning the QR code above or visiting the website at <https://spot-emeeting.tricor.hk/#/435> (the “**Online Platform**”). If you attend the AGM online, you will be able to view a live webcast of the AGM, cast your vote on the resolution in real time and submit online questions. The Online Platform will be open for you to log in approximately 30 minutes prior to the commencement of the AGM. For details of the arrangement, please refer to the circular dated 5 October 2022 in relation to general mandate to buy back units and notice of AGM of Sunlight REIT.

Your login details to access the Online Platform (including the username and password) are printed on the top right corner of this letter. Please refer to the Online Platform User Guide posted on Sunlight REIT’s website at www.sunlightreit.com. **You are responsible for keeping the login details in safe custody for use at the AGM and should not disclose them to anyone else.**

Election of Means of Receipt and Language of Corporate Communications

With reference to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, we are writing to seek your choice on means of election in respect of receipt and language of Corporate Communications ^{Note} in the future.

You may choose to access or receive future Corporate Communications of Sunlight REIT (i) by electronic means through accessing Sunlight REIT’s website; or (ii) in printed form, electing to receive the English version only, Chinese version only, or both versions. In support of environmental protection while saving printing and mailing costs, we encourage you to elect electronic means for receiving future Corporate Communications.

Please complete, sign and return the enclosed reply form to the unit registrar of Sunlight REIT, Tricor Investor Services Limited (the “**Unit Registrar**”) on or before 7 November 2022 either (i) by post using the postage-prepaid mailing label provided at the bottom of the form; or (ii) by email (Sunlightreit-ecom@hk.tricorglobal.com); or (iii) by fax to (852) 2810 8185.

If we do not receive from you a duly completed and signed reply form by 7 November 2022, your consent shall be deemed to have been given in receiving future Corporate Communications by electronic means. A notification of publication will be sent to you by post.

Both English and Chinese versions of Corporate Communications are available on Sunlight REIT's website and the website of HKEXnews at www.hkexnews.hk. If you choose to access Corporate Communications by electronic means, we shall send you a notification to your email address (provided in the reply form) on the date when a Corporate Communication is published. If no email address is provided, we shall send you the notification by post. If for any reason you have difficulty in gaining access to the relevant documents, we shall promptly send printed version of the same to you free of charge upon request.

You are entitled to change your choice at any time by reasonable notice in writing to the Unit Registrar either by post, by email or by fax.

Should you have any queries relating to this letter, please call the enquiry hotline at (852) 2980 1333 during business hours (9:00 a.m. to 5:30 p.m., Monday to Friday, excluding Hong Kong public holidays).

Yours faithfully,

For and on behalf of

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

Encl.

Note : Corporate Communications refer to any documents issued or to be issued by Sunlight REIT for the information or action of unitholders, including but not limited to annual report, interim report, notice of meeting, listing document, circular and proxy form.

REPLY FORM

To : Sunlight Real Estate Investment Trust (“Sunlight REIT”)
(Stock Code : 435)
c/o Tricor Investor Services Limited (the “Unit Registrar”)
17/F, Far East Finance Centre
16 Harcourt Road, Hong Kong

I/We would like to receive future Corporate Communications¹ of Sunlight REIT in the manner below^{2&3} :
(Please mark (X) in **ONLY ONE** of the following boxes)

- by **electronic means** through the website of Sunlight REIT and to receive an **email notification** of publication of Corporate Communications on website. My/Our email address is _____⁵.
- printed English version only.**
- printed Chinese version only.**
- BOTH printed English and Chinese versions.**

Signature(s) : _____ Contact telephone number : _____

Name(s) : _____ Date : _____

Notes :

1. Corporate Communications refer to any documents issued or to be issued by Sunlight REIT for the information or action of unitholders, including but not limited to annual report, interim report, notice of meeting, listing document, circular and proxy form.
2. If we do not receive from you a duly completed and signed reply form by 7 November 2022, we shall send to you future Corporate Communications in the manner as specified in our letter dated 5 October 2022.
3. The above instruction shall apply to all Corporate Communications to be sent to you until you inform us otherwise, either by notice in writing to the Unit Registrar at the above address or by email (Sunlightreit-ecom@hk.tricorglobal.com) or by fax to (852) 2810 8185.
4. If you choose electronic means and, for any reason, have difficulty in gaining access to the relevant documents, we shall promptly send printed version of the same to you free of charge upon request.
5. You will be notified by post as and when a Corporate Communication is published if your email address is not provided.
6. For units which are held in joint names, the unitholder whose name stands first on the register of unitholders in respect of the joint holding should sign this form in order to be valid.
7. Should you have any queries relating to this form, please call the enquiry hotline at (852) 2980 1333 during business hours (9:00 a.m. to 5:30 p.m., Monday to Friday, excluding Hong Kong public holidays)

PERSONAL INFORMATION COLLECTION STATEMENT

- (i) The Personal Data provided to Sunlight REIT and/or the Unit Registrar in this form will be used for the purpose of receiving Corporate Communications in the manner chosen. “Personal Data” in this statement has the same meaning as “personal data” in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong (“PDPO”).
- (ii) The Personal Data will be transferred to Sunlight REIT’s service providers for printing and mailing the Corporate Communications to you if necessary to facilitate the receipt of Corporate Communications. The Personal Data 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.
- (iii) Your supply of the Personal Data is on a voluntary basis. If you fail to provide sufficient information, Sunlight REIT may not be able to process your request for receiving Corporate Communications. Your Personal Data will be retained for such period as may be necessary for our record and verification purposes and its directly related purpose(s).
- (iv) You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data should be made in writing to the Privacy Compliance Officer of the Unit Registrar either by post, by email or by fax.
- (v) Please refer to the Privacy Policy Statement which is available on the website of Sunlight REIT for further details.

MAILING LABEL

*Please cut the mailing label and stick this on
an envelope to return this form to us.
No postage is necessary if posted in Hong Kong.*

Tricor Investor Services Limited
Freeport No. 10 GPO
Hong Kong