



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 (the “**Circular**”) 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.

For corporate unitholders who wish to attend the AGM online, please call the enquiry hotline of the unit registrar of Sunlight REIT, Tricor Investor Services Limited (the “**Unit Registrar**”) at (852) 2980 1333 by 11:00 a.m. on 4 November 2022 for arrangement. **You are responsible for keeping the login details in safe custody for use at the AGM and should not disclose them to anyone else.**

Notification of Publication

Please be informed that both English and Chinese versions of (i) 2021/22 Annual Report; (ii) the Circular; and (iii) Form of proxy of Sunlight REIT have been published on its website at www.sunlightreit.com and the website of HKEXnews at www.hkexnews.hk.

If you have elected to receive printed version of Corporate Communications^{Note}, we are pleased to enclose copies of the above documents for your records. If you have elected or are deemed to have consented to receive Corporate Communications by electronic means, you may access the above documents by clicking “Investors” on the home page of Sunlight REIT’s website under the respective sections of “Annual/Interim Reports” and “Circulars/Forms>Returns”.

If you want to request for printed copy of the above documents in the language version other than your choice, or if for any reason have difficulty in gaining access to the above documents, we shall promptly send printed version of the same to you free of charge upon request in writing to the Unit Registrar by post, or by email, or by fax at details below.

You are entitled to change your choice on means of receipt and/or language of Corporate Communications at any time by reasonable notice in writing by completing, signing and returning the enclosed change request form to the Unit Registrar by post, or by email, or by fax at details below.

Contact details of the Unit Registrar :

Postal address: Tricor Investor Services Limited, 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong (by using the postage-prepaid mailing label provided at the bottom of the change request form)

Email address: Sunlightreit-ecom@hk.tricorglobal.com

Fax No. : (852) 2810 8185

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.

CHANGE REQUEST 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

Part A I/We would like to receive printed version of 2021/22 Annual Report, Circular and Form of proxy of Sunlight REIT in the manner below ^{2&3} :

(Please mark (X) in **ONLY ONE** of the following boxes)

- printed English version only.
 printed Chinese version only.
 BOTH printed English and Chinese versions.

Part B I/We would like to change my/our previous choice and hereby request to receive future Corporate Communications ¹ 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 _____⁴.
- 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. This change request form will be void if more than one box is marked with (X) in Part A or Part B, or no boxes are marked with (X) in both Parts, or the information is incorrectly completed.
3. 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.
4. You will be notified by post as and when a Corporate Communication is published if your email address is not provided.
5. 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.
6. 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 (Sunlightreit-ecom@hk.tricorglobal.com) or by fax to (852) 2810 8185.
- (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