

## 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 Non-registered Unitholder(s)<sup>1</sup>,

### 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.. If you wish to attend the AGM, please contact your brokers, nominees or banks for arrangement.

In addition to physical attendance, you, as a Non-registered Unitholder whose units are held through banks, brokers, custodians nominees of HKSCC Nominees Limited (together, the “**Intermediary**”) have the option of attending, participating and voting at the AGM through online access by 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 and 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 the general mandate to buy back units and notice of AGM (the “**Circular**”) of Sunlight REIT.

In order to attend the AGM online, you need to (i) contact and instruct your Intermediary to appoint you as a proxy or corporate representative to attend the AGM and (ii) provide your email address to your Intermediary before the time limit required by your Intermediary. Details regarding the AGM arrangement including the login details to access the Online Platform will be sent by the unit registrar of Sunlight REIT, Tricor Investor Services Limited (the “**Unit Registrar**”) to the email address provided to you. **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 (i) 2021/22 Annual Report and (ii) the Circular of Sunlight REIT have been published on its website at [www.sunlightreit.com](http://www.sunlightreit.com) and the website of HKEXnews at [www.hkexnews.hk](http://www.hkexnews.hk).

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 receive printed version of the above documents and future Corporate Communications, please complete, sign and return the enclosed request form to the Unit Registrar either (i) by post using the postage-prepaid mailing label provided at the bottom of the request form; or (ii) by email ([Sunlightreit-ecom@hk.tricorglobal.com](mailto:Sunlightreit-ecom@hk.tricorglobal.com)); or (iii) by fax to (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.

Notes :

1. This letter is addressed to the non-registered unitholders of Sunlight REIT. Non-registered unitholders refer to those persons or companies whose unitholding in Sunlight REIT are being held in the Central Clearing and Settlement System (CCASS) and who have notified Sunlight REIT from time to time through Hong Kong Securities Clearing Company Limited to receive the Corporate Communications<sup>2</sup>. If you have sold or transferred your unitholding in Sunlight REIT, please disregard this letter and the attached request form.
2. 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.

## 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

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I/We would like to receive the 2021/22 Annual Report, Circular and future Corporate Communications<sup>1</sup> of Sunlight REIT in the manner below :

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

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

Signature(s) : \_\_\_\_\_ Contact telephone number : \_\_\_\_\_  
Name(s) : \_\_\_\_\_ Date : \_\_\_\_\_  
Address : \_\_\_\_\_

### 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 request form is addressed to the non-registered unitholders of Sunlight REIT only.
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](mailto:Sunlightreit-ecom@hk.tricorglobal.com)) or by fax to (852) 2810 8185.
4. 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.

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### 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  
Freepost No. 10 GPO  
Hong Kong