

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)

3 October 2023

Dear Unitholder(s),

Notification of Publication

Please be informed that both the English and Chinese versions of the following documents of Sunlight Real Estate Investment Trust (“**Sunlight REIT**”) have been published and can be accessed on its website (www.sunlightreit.com) and the website of HKEXnews (www.hkexnews.hk) :

1. 2022/23 Annual Report;
2. 2022/23 Sustainability Report;
3. Circular dated 3 October 2023 in relation to general mandate to buy back units and notice of annual general meeting (the “**Circular**”); and
4. Form of proxy.

You may access the 2022/23 Annual Report, the Circular and the Form of Proxy (the “**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, for any reason, have difficulty in gaining access to any or all of the Documents, we shall promptly send printed version(s) of the same to you free of charge upon request. You are also entitled to change your choice on means of receipt and/or language of future corporate communications ^{Note} at any time by reasonable notice in writing. In both cases, please complete, sign and return the enclosed change request form to the unit registrar of Sunlight REIT, Tricor Investor Services Limited (the “**Unit Registrar**”), either (i) by post using the postage-prepaid mailing label provided at the bottom of the change request form; or (ii) by email (Sunlightreit-ecom@hk.tricorglobal.com); or (iii) by fax to (852) 2810 8185.

The standalone version of Sunlight REIT’s 2022/23 Sustainability Report is published in electronic format **only** and can be accessed by clicking “Sustainability” on the home page of its website under “Sustainability Reports” section. The report can also be accessible on the website of HKEXnews. If you wish to receive a printed copy of the report, you may submit your request to the Unit Registrar either (i) by post at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong; or (ii) by email.

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 communication(s) refer to any document(s) 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 a printed version of the 2022/23 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 & 4} :

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

- by **electronic means** through Sunlight REIT’s website 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 communication(s) refer to any document(s) 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. 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. 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 and 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 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 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 out the mailing label and stick it 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