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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

POST-COMPLETION ADJUSTMENT IN RELATION TO ACQUISITION OF WEST KOWLOON PROPERTY

The Board announces that the Final Completion Accounts were agreed by the Purchaser on 9 June 2023. Pursuant to the Sale and Purchase Agreement, the Vendor has paid to the Purchaser the Post-completion Adjustment of approximately HK\$1.7 million on 15 June 2023.

Reference is made to the announcements of Sunlight Real Estate Investment Trust dated 11 January 2023 (the “**Announcement**”) and 13 April 2023 respectively in relation to the acquisition of West Kowloon Property, currently known as “West 9 Zone Kids”. Unless the context requires otherwise, capitalized terms used in this announcement shall have the same meanings as defined in the Announcement.

The Board announces that the Vendor has delivered the Final Completion Accounts to the Purchaser on 25 May 2023, and the Final Completion Accounts were agreed by the Purchaser on 9 June 2023. Pursuant to the Sale and Purchase Agreement and by reference to the Final Completion Accounts, the Vendor has paid to the Purchaser the Post-completion Adjustment of approximately HK\$1.7 million on 15 June 2023.

The Consideration, after taking into account the Completion Adjustment and the Post-completion Adjustment, is approximately HK\$737.3 million.

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, 15 June 2023

At the date of this announcement, the Board 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) Non-Executive Director: Mr. KWOK Ping Ho; and (4) Independent Non-Executive Directors: Mr. KWAN Kai Cheong, Dr. TSE Kwok Sang, Mr. KWOK Tun Ho, Chester and Ms. Helen ZEE.