

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)

7 May 2024

Dear Non-registered Unitholder(s)¹,

Notification of Publication

Please be informed that both the English and Chinese versions of the circular of Sunlight Real Estate Investment Trust (“**Sunlight REIT**”) dated 7 May 2024 in relation to (1) continuing connected party transactions and (2) notice of extraordinary general meeting of Unitholders (the “**Circular**”) has been published and can be accessed on its website (www.sunlightreit.com) and the website of HKEXnews (www.hkexnews.hk).

You may access the Circular by clicking “Investors” on the home page of Sunlight REIT’s website under “Circulars/Forms>Returns” section.

If you want to receive printed version of the Circular and future corporate communications², please complete, sign and return the enclosed request form to the unit registrar of Sunlight REIT, Tricor Investor Services Limited, 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); or (iii) by fax to (852) 2810 8185.

If you wish to receive future corporate communications by electronic means, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your units are held and provide your email address to them.

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 communications². If you have sold or transferred your unitholding in Sunlight REIT, please disregard this letter and the attached request form.
2. 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.

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

I/We would like to receive a printed version of the Circular and future corporate communications¹ 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 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 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) 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).
5. If you wish to receive future corporate communications by electronic means, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your units are held and provide your email address to them.

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 Data Privacy 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