



SUNLIGHT REIT

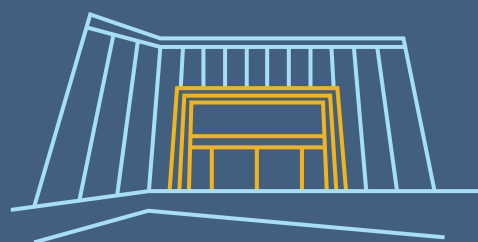
陽光房地產基金

Stock Code 股份代號：435

2023/24

Second Interim Report

第二份中期報告



## Sunlight REIT

Listed on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) since 21 December 2006, Sunlight Real Estate Investment Trust (“**Sunlight REIT**”) (stock code: 435) is a real estate investment trust authorized by the Securities and Futures Commission (the “**SFC**”) and constituted by the trust deed dated 26 May 2006 (as amended and restated) (the “**Trust Deed**”). It offers investors the opportunity to invest in a diversified portfolio of 11 office and six retail properties in Hong Kong with a total gross rentable area (“**GRA**”) of approximately 1.3 million sq. ft. and an aggregate appraised value of HK\$18,418.6 million at 30 June 2024. The office properties are located in both core and decentralized business areas, while the retail properties are situated in regional transportation hubs, new towns and urban areas with high population density.

Sunlight REIT is managed by Henderson Sunlight Asset Management Limited (the “**Manager**”) which is an indirect wholly-owned subsidiary of Henderson Land Development Company Limited (“**HLD**”). The Manager’s main responsibility is to manage Sunlight REIT and all of its assets in accordance with the Trust Deed in the sole interest of its unitholders.

## Performance Highlights

### Appraised property value

(HK\$' million)

**18,419**

30 June 2024

18,512

30 June 2023

### Net property income

(HK\$' million)

**648.0**

12 months ended 30 June 2024

624.0

Year ended 30 June 2023

### Net asset value per unit

(HK\$)

**7.87**

30 June 2024

8.06

30 June 2023

### Revenue

(HK\$' million)

**830.2**

12 months ended 30 June 2024

783.3

Year ended 30 June 2023

### Distribution per unit

(HK cents)

**18.1**

12 months ended 30 June 2024

22.0

Year ended 30 June 2023

### Gearing

(%)

**26.3**

30 June 2024

26.1

30 June 2023

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## Forward-looking Statements

This interim report contains certain statements and terminologies that are forward-looking. These statements are made on the basis of the current beliefs, assumptions, expectations and projections of the board of directors (the “**Board**”) and senior management of the Manager. They are subject to risks, uncertainties and other factors beyond the Manager’s control, the emergence of which may cause actual results or performance to differ materially from those expressed or implied in such statements.

## Market and Operation Review

For the 12 months ended 30 June 2024 (the “Reporting Period”), the US economy exhibited exceptional resilience despite the constraint of higher interest rates. China, on the other hand, appeared to have to wrestle with the prospect of deflation and an uncertain outlook for external trade stemming primarily from persistent geopolitical tensions.

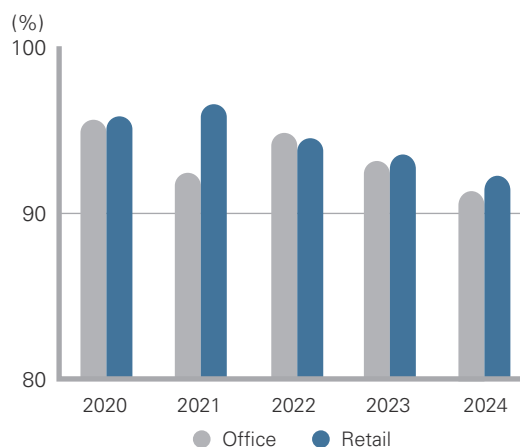
These mixed trends posed challenges to the Hong Kong economy. Notably, Hong Kong Interbank Offered Rates (“HIBOR”) stayed at a high level during the period under review, dampening investment spending and asset performance.

The Grade A office leasing market somewhat regained its momentum, as reflected by a resumption of positive net absorption since the third quarter of 2023. However, ample new supply continued to be a dominating feature. According to the statistics provided by CBRE Limited, vacancy rate of Grade A office buildings rose to 16.9% at 30 June 2024.

Despite a decent improvement in tourist arrivals, retail sales only recorded a 2.0% increase over the past 12 months. In particular, there was a noticeable slowdown in consumption momentum in the second quarter of 2024, which seemingly indicated the growing impact of cross-border spending and has become a greater concern among domestic operators.

### Occupancy rate<sup>1</sup>

(at 30 June)



Sunlight REIT registered a 6.0% year-on-year growth in revenue to HK\$830.2 million for the Reporting Period. At 30 June 2024, the overall portfolio occupancy rate was 91.6% (30 June 2023: 93.3%), while the corresponding figures of the office and retail portfolios were 91.3% and 92.2% respectively (30 June 2023: 93.1% and 93.5%). Average passing rents of the office and retail portfolios were HK\$33.6 per sq. ft. and HK\$66.7 per sq. ft. respectively as compared with HK\$34.6 per sq. ft. and HK\$65.6 per sq. ft. a year ago.

For the Reporting Period, the office portfolio recorded a negative rental reversion of 1.6%, while that of the retail portfolio was a positive 1.6%, giving rise to a positive rental reversion of 0.3% for the overall portfolio.

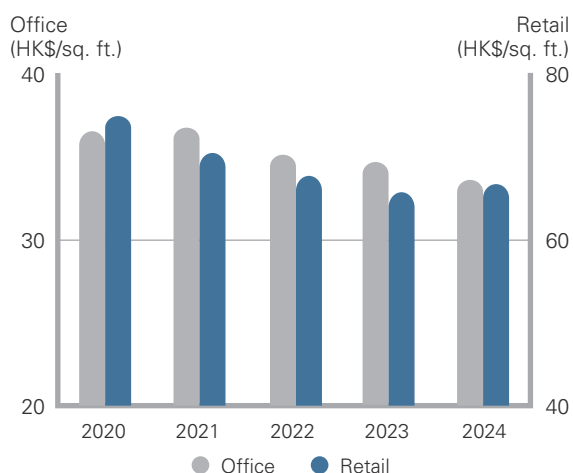
### Expiry profile by GRA

(at 30 June 2024)

	Jul - Dec 2024
Dah Sing Financial Centre	11.8%
Sheung Shui Centre Shopping Arcade	23.0%
Metro City Phase I Property	29.1%
Overall office portfolio	17.3%
Overall retail portfolio	29.4%

## Passing rent<sup>1</sup>

(at 30 June)



The occupancy rate of Dah Sing Financial Centre (“**DSFC**”) at 30 June 2024 stayed largely unchanged at 90.2% (30 June 2023: 90.4%). Passing rent was down 5.0% to HK\$39.7 per sq. ft., versus HK\$41.8 per sq. ft. a year ago.

On the Kowloon side, Righteous Centre performed reasonably well during the Reporting Period with an occupancy rate of 96.7% at 30 June 2024. In contrast, The Harvest was affected by certain non-renewing tenancies in the

first half of 2024, resulting in a lower occupancy rate of 87.8%. However, we are hopeful that the level of occupancy will gradually improve given the convenient location of this property as a service-trade hub in the Mong Kok district.

Regarding the performance of the retail portfolio, Metro City Phase I Property (“**MCPI**”) recorded an occupancy rate of 93.9% at 30 June 2024, while passing rent was HK\$54.2 per sq. ft.. Meanwhile, the occupancy rate of Sheung Shui Centre Shopping Arcade was 90.5%, principally attributable to a prolonged rent void period to identify a replacement kindergarten tenant. Passing rent was HK\$104.8 per sq. ft.. In the case of West 9 Zone Kids (“**W9Z**”), given the prevailing market sentiment, its occupancy rate was 80.4%, reflecting the longer than expected process of optimizing tenant composition.

## Tenants

At 30 June 2024, the overall portfolio had a total of 860 tenancies, of which office and retail tenants numbered 513 and 347 respectively. The largest tenant accounted for 7.5% of total revenue for the Reporting Period and occupied 7.3% of total GRA at 30 June 2024, while the corresponding figures for the top five tenants were 16.9% and 14.9%.

## Tenant mix<sup>2</sup>

(at 30 June 2024)

	Sheung Shui Centre Shopping Arcade	Metro City Phase I Property
Food and beverage	26.6%	31.2%
Financial	16.4%	8.5%
Fashion and jewellery	12.8%	6.6%
Healthcare and beauty	14.8%	14.2%
Supermarket and foodstuff	10.1%	9.9%
Education	2.9%	12.6%
Lifestyle	3.1%	5.1%
Others	3.8%	5.8%
Vacant	9.5%	6.1%

Notes :

1. W9Z has been included in Sunlight REIT’s portfolio with effect from 13 April 2023.
2. As a percentage of total GRA of the relevant property.

# Financial Review

## Financial highlights

(in HK\$' million, unless otherwise specified)

	<b>12 months ended 30 June 2024 (unaudited)</b>	Year ended 30 June 2023 (audited)	Change (%)
Revenue	<b>830.2</b>	783.3	6.0
Property operating expenses	<b>182.2</b>	159.3	14.4
Net property income	<b>648.0</b>	624.0	3.9
Cost-to-income ratio (%)	<b>21.9</b>	20.3	N/A
Profit / (loss) after taxation	<b>159.2</b>	(28.4)	N/A
Distributable income	<b>333.9</b>	380.3	(12.2)
Distribution per unit (HK cents)	<b>18.1</b>	22.0	(17.7)
Payout ratio (%)	<b>92.6</b>	97.9	N/A

	<b>At 30 June 2024 (unaudited)</b>	At 30 June 2023 (audited)	Change (%)
Portfolio valuation	<b>18,418.6</b>	18,512.2	(0.5)
Gross assets	<b>19,056.6</b>	19,217.9	(0.8)
Gross liabilities	<b>5,561.0</b>	5,548.7	0.2
Net asset value	<b>13,495.6</b>	13,669.2	(1.3)
Net asset value per unit (HK\$)	<b>7.87</b>	8.06	(2.4)
Gearing ratio (%)	<b>26.3</b>	26.1	N/A

## Operating results

Sunlight REIT's revenue grew 6.0% year on year to HK\$830.2 million, mainly attributable to the full-year contribution from W9Z. Property operating expenses increased 14.4% to HK\$182.2 million (or 8.1% if stripping out the operating costs of W9Z), reflecting lower fiscal concessions as compared with the previous year. Net property income came in at HK\$648.0 million, up 3.9%, with a cost-to-income ratio of 21.9%.

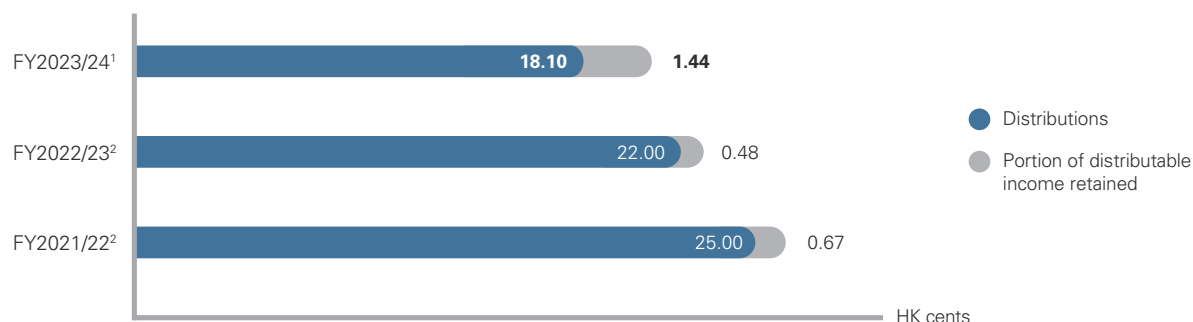
Given a higher interest rate environment and the additional borrowings relating to the acquisition of W9Z, finance costs rose 68.6% to HK\$223.0 million for the Reporting Period.

Taking into account the decrease in fair value of investment properties of HK\$117.2 million, a profit after taxation of HK\$159.2 million was reported, versus a loss after taxation of HK\$28.4 million for the corresponding period a year earlier.

## Distribution

Distributable income was down 12.2% year on year to HK\$333.9 million. Pursuant to the change of financial year end date of Sunlight REIT from 30 June to 31 December, the Board has resolved to declare a second interim distribution per unit ("DPU") of HK 9.1 cents. Together with the first interim DPU of HK 9.0 cents, total DPU for the Reporting Period would amount to HK 18.1 cents, representing a payout ratio of 92.6%. The distribution yield was 10.6% based on the closing price of HK\$1.71 on the last trading day of the Reporting Period.

### Distribution at a glance



Notes :

1. For the 12 months ended 30 June.
2. For the year ended 30 June.

### Financial position

The appraised value of Sunlight REIT’s portfolio was HK\$18,418.6 million at 30 June 2024. Gross assets and net assets were HK\$19,056.6 million and HK\$13,495.6 million respectively. Net asset value was HK\$7.87 per unit.

The gearing ratio of Sunlight REIT (defined as total borrowings as a percentage of gross assets) was 26.3%, while the percentage of gross liabilities to gross assets was 29.2%.

The EBITDA<sup>Note</sup> of Sunlight REIT increased 6.0% year on year to HK\$557.4 million, while the

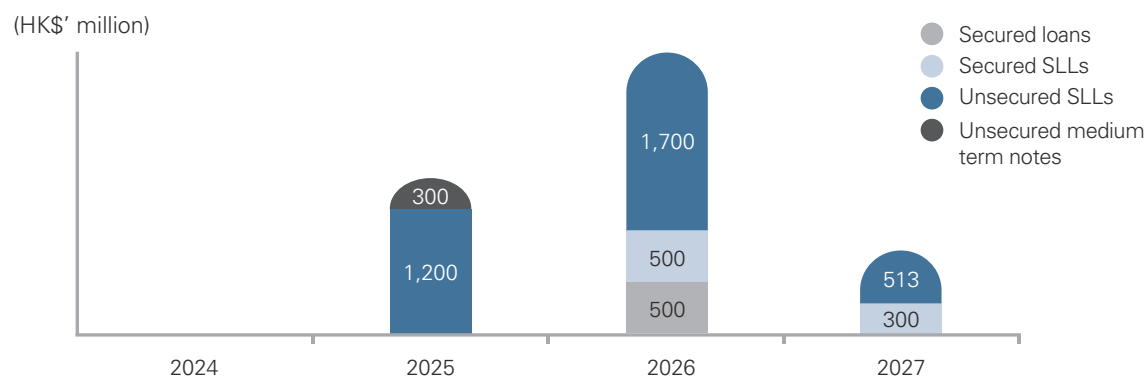
interest coverage ratio for the Reporting Period was 2.6 times as compared with 3.9 times for the same period in the preceding year.

### Capital and interest rate management

At 30 June 2024, Sunlight REIT had total borrowings of HK\$5,013 million (30 June 2023: HK\$5,020 million), comprising secured loans of HK\$1,300 million and unsecured borrowings of HK\$3,713 million, with a weighted debt maturity period of 1.9 years. The percentage of sustainability-linked loans (“SLLs”) to total borrowings was about 84%.

### Maturity profile of total borrowings

(at 30 June 2024)



Note : EBITDA represents net earnings before change in fair value of investment properties, interest expense, taxation, depreciation and amortization.

## Financial Review

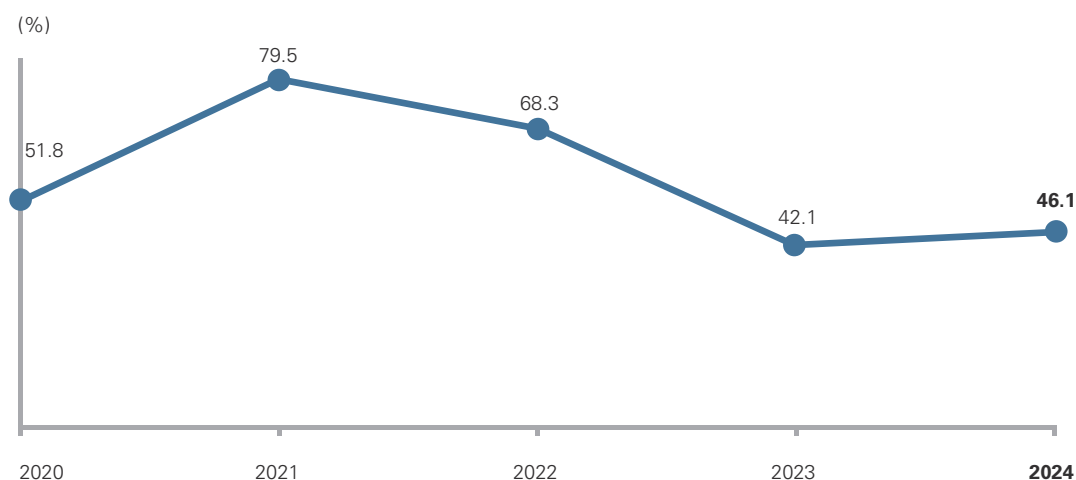
Sunlight REIT's fixed rate borrowings at 30 June 2024 constituted approximately 46% of total borrowings (30 June 2023: 42%) with a weighted average interest rate of 2.94% per annum, while the floating rate portion of the borrowings carried a blended interest margin of 0.81% per annum over HIBOR. The weighted average funding cost for the Reporting Period was 4.3%, compared to

2.9% recorded in the corresponding period a year ago.

Subsequent to the end of the Reporting Period, the Manager entered into new interest rate swaps ("IRSs") with an aggregate notional amount of HK\$400 million, mainly for the purpose of replenishing certain expiring IRSs.

### Fixed rate borrowings as a % of total borrowings

(at 30 June)



### Liquidity management and currency exposure

The Manager is permitted to place funds as bank deposits and to invest in Relevant Investments<sup>1</sup>, with an overall maturity profile compatible with projected funding requirements. At 30 June 2024, Sunlight REIT had total cash and bank balances of HK\$445.5 million and maintained a portfolio of Relevant Investments with an aggregate book value of HK\$74.1 million<sup>2</sup>. It also had revolving credit facilities of HK\$300 million, which remained undrawn at the end of the Reporting Period. Taking into consideration the recurrent income generated from operations, the current cash position, the sources of funding available

and the liquidity risk associated with Relevant Investments, the Manager is of the view that Sunlight REIT has sufficient financial resources to meet its working capital, distribution payment and capital expenditure requirements.

Sunlight REIT has exposure to US dollars through its portfolio of Relevant Investments, while its exposure to Japanese yen (in relation to the 7,000 million Japanese yen loan) has been fully hedged.

Notes :

1. As defined in paragraph 7.2B of the Code on Real Estate Investment Trusts.
2. After deducting a provision for credit losses of HK\$6.3 million made in the first half of the Reporting Period.



## Outlook

Following a succession of interest rate hikes, the US economy is finally showing signs of cooling off, as evidenced by more gentle inflation figures and a softening labour market. While we expect the Federal Reserve to lean on the conservative end of monetary management, the likelihood of lower US interest rates before the end of 2024 is strong. In the meantime, significant cross-sector divergence is poised to stay as a feature of the Chinese economy, as the recovery in domestic demand and export activities will continue to be overshadowed by the still beleaguered state of the property market.

Prospects for commercial leasing in Hong Kong should become more stable based on the global economic environment, despite still being clouded by certain fundamental and structural hurdles. For the office sector, the momentum of positive net absorption may not be sufficient to trigger a rebound in market rents in light of the stubbornly high vacancy rates and the abundant new supply coming on stream in the next couple of years. On the retail front, the dual options of online shopping and cross-border consumption will render local operators to adopt a more prudent expansion strategy, which may have an impact on retail rents.

In the second half of 2024, the leases of approximately 17.3% of office GRA and 29.4% of retail GRA will be due for expiry, with average unit rents for the expiring office and retail leases at HK\$30.9 per sq. ft. and HK\$62.8 per sq. ft., respectively. In addition, there will be a rent

review for a major tenant of DSFC during the period. In all, it is envisaged that office rents (having taken into consideration the rent review as mentioned above) will be under greater pressure as compared to the retail portfolio. The bright spot in an otherwise challenging environment is that the average portfolio occupancy should continue to stay at a reasonably high level in the foreseeable future.

As mentioned in the first interim report of this financial year, interest expense is (and has proven to be) a key factor affecting the distributable income of Sunlight REIT. The Manager has capitalized on windows of opportunity to increase the fixed rate exposure of Sunlight REIT during the Reporting Period, and will strive to review its interest rate profile from time to time. Barring unforeseen circumstances, we are of the view that further risk escalation in respect of interest rates should be limited.

Capital expenditure to be incurred in the next six months will primarily be focused on proptech investment and green initiatives, while phase two renovation of MCPI is at the planning stage and may hopefully commence in the middle of 2025. Further, the Manager is actively conducting the installation of electric vehicle charging stations at various car parks of Sunlight REIT, reflecting the ongoing intention to create sustainable value for Sunlight REIT.

## Portfolio Statistics

Property	Location	GRA (sq. ft.)			No. of car park spaces
		Office	Retail	Total	
<b>Office</b>					
<b>Grade A</b>					
Dah Sing Financial Centre	Wan Chai	369,891	6,490	376,381	46
<b>Grade B</b>					
Strand 50	Sheung Wan	108,506	9,403	117,909	0
135 Bonham Strand Trade Centre Property	Sheung Wan	60,844	3,071	63,915	0
Righteous Centre	Mong Kok	41,004	10,763	51,767	0
Winsome House Property	Central	37,937	2,177	40,114	0
The Harvest	Mong Kok	23,024	11,627	34,651	0
235 Wing Lok Street Trade Centre	Sheung Wan	47,481	4,804	52,285	0
Java Road 108 Commercial Centre	North Point	35,694	2,229	37,923	0
On Loong Commercial Building	Wan Chai	25,498	1,708	27,206	0
Sun Fai Commercial Centre Property	Mong Kok	23,817	2,334	26,151	0
Wai Ching Commercial Building Property	Yau Ma Tei	14,239	2,082	16,321	0
<b>Sub-total / Average</b>		<b>787,935</b>	<b>56,688</b>	<b>844,623</b>	<b>46</b>
<b>Retail</b>					
<b>New Town</b>					
Sheung Shui Centre Shopping Arcade	Sheung Shui	0	122,339	122,339	297
Metro City Phase I Property	Tseung Kwan O	0	188,889	188,889	452
Kwong Wah Plaza Property	Yuen Long	42,670	25,741	68,411	0
<b>Urban</b>					
West 9 Zone Kids <sup>3</sup>	Tai Kok Tsui	0	58,836	58,836	17
Beverly Commercial Centre Property	Tsim Sha Tsui	0	7,934	7,934	0
Supernova Stand Property	North Point	0	4,226	4,226	0
<b>Sub-total / Average</b>		<b>42,670</b>	<b>407,965</b>	<b>450,635</b>	<b>766</b>
<b>Total / Average</b>		<b>830,605</b>	<b>464,653</b>	<b>1,295,258</b>	<b>812</b>

Notes :

1. Passing rent is calculated on the basis of average rent per sq. ft. for occupied GRA on the relevant date.
2. Valuation was conducted by CBRE Limited, the principal valuer of Sunlight REIT.
3. The acquisition of the property was completed on 13 April 2023 for a consideration of HK\$748 million (before adjustments).
4. Included a rental guarantee of HK\$5 million pursuant to the deed of rental guarantee.
5. Rental reversion is calculated on the basis of change in effective rent of the leases renewed and commenced during the relevant period.

## Management Discussion and Analysis

Occupancy rate (%)		Passing rent <sup>1</sup> (HK\$/sq. ft.)		Rental and car park income (HK\$ '000)		Appraised value <sup>2</sup> (HK\$ '000)
at 30 Jun 2024	at 30 Jun 2023	at 30 Jun 2024	at 30 Jun 2023	12 months ended 30 Jun 2024	Year ended 30 Jun 2023	at 30 Jun 2024
90.2	90.4	39.7	41.8	161,433	168,222	4,856,000
90.1	94.4	30.9	31.0	38,255	39,622	1,221,000
91.6	100.0	26.8	26.6	18,914	19,721	544,700
96.7	97.4	36.1	35.2	21,827	21,159	541,000
88.7	83.0	37.2	38.8	16,262	16,255	531,400
87.8	95.7	39.8	41.2	15,268	14,773	514,000
94.6	96.7	19.8	19.7	11,519	11,642	346,700
97.2	100.0	23.5	24.7	10,496	10,904	262,000
90.0	100.0	26.5	27.9	8,085	8,886	229,900
97.1	91.0	21.9	22.0	6,504	6,452	166,100
88.9	91.7	17.1	16.9	3,021	3,107	78,900
<b>91.3</b>	<b>93.1</b>	<b>33.6</b>	<b>34.6</b>	<b>311,584</b>	<b>320,743</b>	<b>9,291,700</b>
90.5	97.6	104.8	96.0	152,366	148,829	3,883,000
93.9	92.2	54.2	53.8	133,989	129,903	3,133,000
100.0	95.4	53.7	54.6	42,627	40,851	1,131,000
80.4	85.7	49.9	55.7	34,111 <sup>4</sup>	6,809	827,000
95.3	100.0	31.3	29.8	2,878	2,688	76,500
100.0	100.0	58.8	57.3	2,957	2,892	76,400
<b>92.2</b>	<b>93.5</b>	<b>66.7</b>	<b>65.6</b>	<b>368,928</b>	<b>331,972</b>	<b>9,126,900</b>
<b>91.6</b>	<b>93.3</b>	<b>45.3</b>	<b>45.4</b>	<b>680,512</b>	<b>652,715</b>	<b>18,418,600</b>

	No. of leases		Rental reversion <sup>5</sup> (%)		Capitalization rate (%)
	at 30 Jun 2024	at 30 Jun 2023	12 months ended 30 Jun 2024	Year ended 30 Jun 2023	at 30 Jun 2024
Office	513	530	(1.6)	(2.1)	3.65 - 3.95
Retail	347	345	1.6	(2.5)	3.40 - 4.35
<b>Total / Average</b>	<b>860</b>	<b>875</b>	<b>0.3</b>	<b>(2.3)</b>	

## Corporate Governance

The Manager is committed to upholding a high standard of corporate governance. To ensure compliance with all relevant laws and regulations, it has established a robust corporate governance framework supported by five key elements, namely checks and balances, risk management, internal control, communication and transparency.

### Structure of Sunlight REIT

Sunlight REIT is a collective investment scheme authorized by the SFC under the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the “**SFO**”) and regulated by the provisions of the Code on Real Estate Investment Trusts (the “**REIT Code**”). The Manager is licensed under Part V of the SFO and approved by the SFC to manage Sunlight REIT.

The trustee of Sunlight REIT (the “**Trustee**”) is registered under Part VIII of the Trustee Ordinance (Chapter 29 of the Laws of Hong Kong), and is qualified under the REIT Code to act as a trustee for collective investment schemes authorized under the SFO.

### Board of the Manager

The Board is responsible for the overall management and corporate governance of the Manager. It currently has seven directors (“**Directors**”), including one Executive Director (“**ED**”) (who is also the Chief Executive Officer (the “**CEO**”), two Non-Executive Directors (“**NEDs**”) (including the chairman of the Board (the “**Chairman**”) and four Independent Non-Executive Directors (“**INEDs**”). The roles of the Chairman and the CEO are separate and performed by two different individuals. The Board has established four Board committees with clear terms of reference, each of which is to assist the Board in supervising specific issues and functions of Sunlight REIT and the Manager, and to report back to the Board their findings, decisions and recommendations.

### Conflicts of interest and business competition

The Manager and Henderson Sunlight Property Management Limited (the “**Property Manager**”) are both indirect wholly-owned subsidiaries of HLD. Both NEDs of the Manager (including the Chairman) are directors of HLD and some of its subsidiaries, associates and/or related companies, which are/may be engaged in, among other things, the development, investment and management of retail, office and other properties in and outside Hong Kong.

Accordingly, the Manager may experience conflicts of interest with HLD when acquiring and disposing of investments, or in connection with transactions between Sunlight REIT and HLD. The Manager and the Property Manager may also experience conflicts of interest with HLD when identifying and competing for potential tenants.

To ensure that conflicts of interest relating to Sunlight REIT are properly managed, various control measures have been adopted, including but not limited to the following :

1. the Manager will not manage any real estate investment trust other than Sunlight REIT nor manage any other real estate assets other than those owned by Sunlight REIT;
2. the Manager has functional units and systems which operate independently of its shareholder(s);
3. the Manager has established internal control systems to ensure that Sunlight REIT’s connected party transactions are monitored and undertaken in compliance with the REIT Code, the Rules Governing the Listing of Securities on the Stock Exchange (the “**Listing Rules**”) and waivers granted by the SFC;

4. the Manager has a conflicts of interest policy in place to ensure fairness and good corporate governance, so that any situations of actual, potential or perceived conflicts of interest of employees are reported and monitored;
5. Director(s) with potential conflicts of interest shall disclose his/her interest to the Board and abstain from voting on the relevant matter, as well as not to be counted in the quorum for that resolution; and
6. registers of other directorships and senior positions held by the Directors are maintained and updated.

The Manager assures that it is capable of performing, and shall continue to perform, its duties for Sunlight REIT in the best interests of Sunlight REIT and unitholders.

### Compliance with the Compliance Manual and the Corporate Governance Code

The Manager has adopted a compliance manual (the “**Compliance Manual**”) which sets out the key processes, internal control and system, corporate governance policies as well as other policies and procedures governing the management and operations of Sunlight REIT.

The Compliance Manual has been amended during the Reporting Period and was approved by the Board on 26 April 2024. The purpose of the amended version is to principally reflect the change of financial year end date of Sunlight REIT from 30 June to 31 December which took effect on 7 February 2024 (“**Change of Financial Year End Date**”).

During the Reporting Period, the Manager has in material terms complied with the provisions of the Compliance Manual. In addition, the Manager and Sunlight REIT have, to the extent applicable, applied the principles and complied with the code provisions in the Corporate Governance Code in Appendix C1 of the Listing Rules.

### Compliance with the Dealings Code

The Manager has adopted a code governing dealings in securities of Sunlight REIT by Directors (the “**Dealings Code**”), the terms of which are no less exacting than those set out in Appendix C3 of the Listing Rules. The Dealings Code is applicable to the Manager and its Directors, senior executives, officers and employees, and directors of special purpose vehicles of Sunlight REIT. Certain restrictions and notification requirements as provided under the Listing Rules are adopted with modifications in the Dealings Code to apply to unit buy-back by the Manager on behalf of Sunlight REIT.

Specific enquiry has been made with all Directors and the Manager, and all of them confirmed that they have complied with the required standard as set out in the Dealings Code throughout the Reporting Period.

### Buy-back, sale or redemption of units

Pursuant to the general mandate to buy back units granted by unitholders, the Manager bought back a total of 2,000,000 units on behalf of Sunlight REIT on the Stock Exchange during the Reporting Period for an aggregate consideration of approximately HK\$3.5 million (excluding buy-back expenses). All the units bought back were cancelled prior to the end of the Reporting Period. Details of the buy-backs are as follows :

Month of buy-back	Number of units bought back	Price paid per unit		Aggregate consideration paid* (HK\$'000)
		Highest (HK\$)	Lowest (HK\$)	
November 2023	1,000,000	2.05	2.02	2,035
April 2024	1,000,000	1.55	1.48	1,510
<b>Total</b>	<b>2,000,000</b>			<b>3,545</b>

\* Excluding buy-back expenses

Save as disclosed above, there was no other purchase, sale or redemption of units by Sunlight REIT or its wholly-owned and controlled entities during the Reporting Period.

## Corporate Governance

### Relevant Investments

The full investment portfolio of Relevant Investments, as defined in paragraph 7.2B of the REIT Code, of Sunlight REIT at 30 June 2024 is set out below :

Financial instruments <sup>1</sup> & issuers	Primary listing	Currency	Total cost (HK\$'000)	Mark-to-market value (HK\$'000)	% of Gross asset value of Sunlight REIT <sup>2,3</sup>	Credit rating
CATHAY 4 7/8 08/17/26 Cathay Pacific MTN Financing (HK) Limited	Stock Exchange	USD	11,672	11,510	0.061	N/A
COGARD 5.4 05/27/25 Country Garden Holdings Company Limited	Singapore Exchange	USD	14,452	1,152	0.006	N/A
COGARD 3 1/8 10/22/25 Country Garden Holdings Company Limited	Singapore Exchange	USD	10,115	864	0.004	Moody's C <sup>4</sup>
GEELZ 3 03/05/25 Geely Finance (Hong Kong) Limited	Singapore Exchange	USD	15,373	15,295	0.081	S&P BBB-
PANVA 4 04/26/27 TCCL (Finance) Limited	Stock Exchange	USD	4,623	4,480	0.024	S&P BBB+ Moody's Baa1
PCPDC 5 1/8 06/18/26 PCPD Capital Limited	Singapore Exchange	USD	11,639	10,142	0.054	N/A
ZHONAN 3 1/8 07/16/25 ZhongAn Online P & C Insurance Co., Ltd.	Stock Exchange	USD	28,743	27,927	0.148	Moody's Baa2
<b>Total</b>			<b>96,617<sup>5</sup></b>	<b>71,370</b>	<b>0.378</b>	

At 30 June 2024, the combined mark-to-market value of Relevant Investments, together with other ancillary investments of Sunlight REIT, represented approximately 3.4% of the gross asset value of Sunlight REIT.

The full investment portfolio of Relevant Investments is updated monthly within five business days of the end of each calendar month on the website of Sunlight REIT.

Notes :

- All financial instruments are bonds and their descriptions are quoted from Bloomberg.
- The percentages are arrived at by comparing the mark-to-market value of the investments with the gross asset value of Sunlight REIT at 30 June 2024.
- Gross asset value refers to the total assets after adjusting for the second interim distribution declared. Total assets and the second interim distribution are stated on page 22 and page 25 respectively.
- Moody's has withdrawn the rating of this financial instrument with effect from 10 July 2024.
- A provision for credit losses of HK\$6.3 million was made in the first half of the Reporting Period.

## New units issued

Except for an aggregate of 21,016,146 new units issued to the Manager as payment of part of the Manager's fees, there were no other new units issued during the Reporting Period.

## Change of Financial Year End Date and amendments to the Trust Deed

On 5 December 2023, the Manager announced the Change of Financial Year End Date and on 7 February 2024, the Manager and the Trustee made necessary amendments to the Trust Deed to effect the Change of Financial Year End Date. Accordingly, the financial year end date of Sunlight REIT has been changed from 30 June to 31 December with effect from the same date. Please refer to the announcements of Sunlight REIT dated 5 December 2023 and 7 February 2024 for further details.

More particularly, the financial reports of Sunlight REIT for the 18-month period from 1 July 2023 to 31 December 2024 are as follows :

- First interim report for the six months ended 31 December 2023
- Second interim report for the Reporting Period
- Annual report for the 18 months ending 31 December 2024

## Public float

Based on information that is publicly available and as far as the Manager is aware, not less than 25% of the outstanding units in issue of Sunlight REIT were held in public hands on 13 August 2024, being the date of the second interim results announcement.

## Distribution entitlement and closure of register of unitholders

The ex-distribution date and record date for the second interim distribution in respect of the Reporting Period are Wednesday, 28 August 2024 and Tuesday, 3 September 2024 respectively. The register of unitholders will be closed from Friday, 30 August 2024 to Tuesday, 3 September 2024, both days inclusive, during which period no transfer of units will be effected. In order to qualify for the second interim distribution, all transfer documents accompanied by the relevant unit certificates must be lodged for registration with the unit registrar of Sunlight REIT, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong not later than 4:30 p.m. on Thursday, 29 August 2024. Payment of the second interim distribution will be made to unitholders on Wednesday, 11 September 2024.

## Review of interim report

This interim report has been reviewed by the audit committee and the disclosures committee of the Manager in accordance with their respective terms of reference. The condensed interim financial statements for the Reporting Period have also been reviewed by the auditor of Sunlight REIT, KPMG, Certified Public Accountants, in accordance with Hong Kong Standard on Review Engagements 2410, *Review of interim financial information performed by the independent auditor of the entity*, issued by the Hong Kong Institute of Certified Public Accountants.

## Employees

Sunlight REIT is managed by the Manager and does not employ any staff itself.

## Connected Party Transactions

Information in respect of the transactions entered into between Sunlight REIT and its connected persons (as defined in paragraph 8.1 of the REIT Code) during the Reporting Period, other than those transactions that are excluded pursuant to waivers granted by the SFC and/or exempted from the reporting requirements (if any), is set out in this section. All the transactions are continuing connected party transactions.

### Connected party transactions with the HLD Related Group

HLD and its subsidiaries (“**HLD Group**”) hold an aggregate of approximately 21.3% of units in issue of Sunlight REIT. The Manager is an indirect wholly-owned subsidiary of HLD. Therefore, HLD and its subsidiaries and associates (which has the meaning given to it under the REIT Code) (“**HLD Related Group**”, which for the avoidance of doubt, exclude the Sunlight REIT Group (as defined below)), are connected persons of Sunlight REIT. Accordingly, the transactions made between Sunlight REIT, special purpose vehicles owned and controlled by Sunlight REIT (“**Sunlight REIT Group**”) and members of the HLD Related Group constitute connected party transactions of Sunlight REIT.

The following agreements were entered into on 31 March 2021 by or on behalf of Sunlight REIT with members of the HLD Related Group, for a term of 3 years from 1 July 2021 to 30 June 2024 :

- (i) master leasing agreement to govern all leasing and licensing transactions made with members of the HLD Related Group in respect of premises owned by the Sunlight REIT Group (the “**Existing Master Leasing Agreement**”);
- (ii) joint effort carparking agreement in respect of sharing of fees and costs among the owners of Metro City Phases I, II and III relating to free parking provided to customers thereof (the “**Existing Joint Effort Carparking Agreement**”);
- (iii) renewed property management agreement to extend the term of appointment of the Property Manager under the Property Management Agreement (such term as defined in the announcement of Sunlight REIT dated 31 March 2021) (the “**Property Management Agreement**”); and
- (iv) master services agreement to govern all service transactions related to the management and operation of properties of the Sunlight REIT Group to be provided by the HLD Related Group (the “**Existing Master Services Agreement**”).



In addition, transactions with the DMC managers (which are members of the HLD Group) of certain properties of the Sunlight REIT Group currently appointed for maintenance and management of common areas and facilities as shared among different owners of the relevant property under the relevant deeds of mutual covenant (the “**Connected Deeds of Mutual Covenant**”) constitute continuing connected party transactions of Sunlight REIT under the REIT Code.

The income and expenses of Sunlight REIT derived from the transactions under the aforementioned agreements during the Reporting Period are summarized below :

<b>Continuing Connected Party Transactions</b>	<b>Income/(Expenses) for the Reporting Period* (HK\$'000)</b>
Leasing transactions under the Existing Master Leasing Agreement	11,075
Joint effort carparking arrangement under the Existing Joint Effort Carparking Agreement	3,726
Property management :	
i) Transactions under the Property Management Agreement	(46,185)
ii) Service transactions under the Existing Master Services Agreement	–
iii) Transactions under the Connected Deeds of Mutual Covenant	(14,644)

\* All of them were within the respective annual caps for the Reporting Period.

Further information about the abovementioned agreements can be found in the announcement and circular of Sunlight REIT dated 31 March 2021 and 9 April 2021 respectively.

The Existing Master Leasing Agreement, the Existing Joint Effort Carparking Agreement, the Property Management Agreement and the Existing Master Services Agreement expired on 30 June 2024. On 30 April 2024, a new master leasing agreement, new joint effort carparking agreement, sixth supplemental agreement to the Property Management Agreement (the “**Sixth Supplemental Agreement**”) and new master services agreement (the “**Renewed Master Services Agreement**”), were entered into by and on behalf of Sunlight REIT to renew the Existing Master Leasing Agreement, the Existing Joint Effort Carparking Agreement, the Property Management Agreement and the Existing Master Services Agreement, respectively, for a term of two and a half years from 1 July 2024 to 31 December 2026. Please refer to the announcement of Sunlight REIT dated 30 April 2024 (the “**Announcement**”) for more information.

The transactions contemplated under the Renewed Master Services Agreement, the Property Management Agreement as amended and supplemented by the Sixth Supplemental Agreement and the Connected Deeds of Mutual Covenant (collectively, the “**Property Management Transactions**”) and their respective annual caps for the two and a half years ending 31 December 2026 require the approval of the independent unitholders under the REIT Code. Please refer to the Announcement and the circular of Sunlight REIT dated 7 May 2024 for more information. An extraordinary general meeting of Sunlight REIT was held on 29 May 2024 and such approval was obtained.

## Connected Party Transactions

### Connected party transactions with the Trustee Connected Persons

Sunlight REIT has certain connected party transactions with the Trustee and Trustee related connected persons of Sunlight REIT (including without limitation, the HSBC Group<sup>Note</sup> (collectively, the “**Trustee Connected Persons**”)) during the Reporting Period, which include ordinary banking and financial services provided by the HSBC Group (such as interest income on bank deposits, interest expense and security trustee fee on bank borrowings, net interest income on IRs and other bank charges) for which HK\$55.7 million has been paid or is payable by Sunlight REIT, and leasing or licensing of premises owned by the Sunlight REIT Group for which HK\$19.3 million has been received or to be received by Sunlight REIT.

### Other disclosures under the REIT Code

Pursuant to the REIT Code, services provided to Sunlight REIT by the Manager and the Trustee as contemplated under the constitutive documents shall not be treated as connected party transactions but particulars of such services (except where any services transaction has a value of not more than HK\$1 million), such as terms and remuneration, shall be disclosed in the relevant interim or annual report.

During the Reporting Period, the aggregate amount of fees (in the form of cash and/or units) paid or payable by Sunlight REIT to the Manager and to the Trustee under the Trust Deed were approximately HK\$92.4 million and HK\$4.6 million respectively. Particulars of the services provided by the Manager and the Trustee are set out in notes 23(b)(iii) and (v) to the condensed interim financial statements for the Reporting Period.

Note :

HSBC Group means HSBC and its subsidiaries and, unless otherwise expressly stated herein, excludes the Trustee and its proprietary subsidiaries (being the subsidiaries of the Trustee but excluding those subsidiaries formed in its capacity as the trustee of Sunlight REIT).

## Disclosure of Interests

The REIT Code requires connected persons of Sunlight REIT to disclose their interests in units. Further, certain provisions of Part XV of the SFO in relation to disclosure of interests are deemed, pursuant to Schedule C of the Trust Deed, to apply to the Manager itself and the Directors or chief executive of the Manager, and persons interested in units (including short positions).

### Holdings of the Manager and the Directors or chief executive of the Manager

At 30 June 2024 and 31 December 2023, the interests in units of the Manager and the Directors or chief executive of the Manager as recorded in the register required to be kept by the Manager under Schedule C of the Trust Deed (the “**Register**”), were as follows :

Name	At 30 June 2024		At 31 December 2023	
	Number of units interested	% of interest in units <sup>1</sup>	Number of units interested	% of interest in units <sup>1</sup>
The Manager <sup>2</sup>	<b>221,619,673</b>	<b>12.930</b>	205,753,327	12.084
Au Siu Kee, Alexander <sup>3</sup>	<b>2,300,000</b>	<b>0.134</b>	2,300,000	0.135
Wu Shiu Kee, Keith <sup>4</sup>	<b>930,000</b>	<b>0.054</b>	930,000	0.055
Kwok Tun Ho, Chester <sup>5</sup>	<b>62,000</b>	<b>0.004</b>	62,000	0.004

Notes :

1. The percentages are based on the total number of units in issue of 1,714,051,303 units at 30 June 2024 and 1,702,684,957 units at 31 December 2023 (as the case may be).
2. During the Reporting Period, the Manager received 8,649,800 units in October 2023 and 12,366,346 units in April 2024 as payment of part of the Manager’s fees, and acquired 2,000,000 units in November 2023 and 3,500,000 units from January 2024 to June 2024 respectively in the open market. The Manager beneficially owned 221,619,673 units at 30 June 2024 (31 December 2023: 205,753,327 units).
3. Mr. Au Siu Kee, Alexander is the Chairman and NED of the Manager.
4. Mr. Wu Shiu Kee, Keith is the CEO and ED of the Manager.
5. Mr. Kwok Tun Ho, Chester is an INED of the Manager.

There were no short positions in units held by the Manager and the Directors or chief executive of the Manager at 30 June 2024.

## Disclosure of Interests

### Holdings of substantial unitholders

At 30 June 2024 and 31 December 2023, the interests in units of the substantial unitholders (other than the Manager), as recorded in the Register, were as follows :

Name	At 30 June 2024		At 31 December 2023	
	Number of units interested	% of interest in units <sup>1</sup>	Number of units interested	% of interest in units <sup>1</sup>
Lee Shau Kee <sup>2</sup>	738,104,698	43.06	713,088,552	41.88
Lee Financial (Cayman) Limited <sup>2</sup>	374,072,708	21.82	374,072,708	21.97
Leesons (Cayman) Limited <sup>2</sup>	374,072,708	21.82	374,072,708	21.97
Leeworld (Cayman) Limited <sup>2</sup>	374,072,708	21.82	374,072,708	21.97
Shau Kee Financial Enterprises Limited <sup>2</sup>	374,072,708	21.82	374,072,708	21.97
Uplite Limited <sup>2</sup>	224,443,625	13.09	224,443,625	13.18
Wintrade Limited <sup>2</sup>	149,629,083	8.73	149,629,083	8.79
Henderson Development Limited <sup>2</sup>	364,031,990	21.24	339,015,844	19.91
HLD <sup>2</sup>	364,031,990	21.24	339,015,844	19.91
Hopkins (Cayman) Limited <sup>2</sup>	364,031,990	21.24	339,015,844	19.91
Riddick (Cayman) Limited <sup>2</sup>	364,031,990	21.24	339,015,844	19.91
Rimmer (Cayman) Limited <sup>2</sup>	364,031,990	21.24	339,015,844	19.91
Silchester International Investors LLP <sup>3</sup>	185,283,150	10.81	185,283,150	10.88
Silchester International Investors International Value Equity Trust <sup>3</sup>	93,459,690	5.45	93,459,690	5.49

Notes :

- The percentages are based on the total number of units in issue of 1,714,051,303 units at 30 June 2024 and 1,702,684,957 units at 31 December 2023 (as the case may be).
- At 30 June 2024, 224,443,625 units were owned by Uplite Limited and 149,629,083 units were owned by Wintrade Limited. Uplite Limited and Wintrade Limited are wholly-owned subsidiaries of Financial Enterprise Properties Limited, which in turn is wholly-owned by Shau Kee Financial Enterprises Limited ("**SKFE**"). SKFE is wholly-owned by Lee Financial (Cayman) Limited as the trustee of a unit trust, the units of which are held by Leesons (Cayman) Limited and Leeworld (Cayman) Limited as the respective trustees of two discretionary trusts. Therefore, each of Lee Financial (Cayman) Limited, Leesons (Cayman) Limited and Leeworld (Cayman) Limited was taken to be interested in the total of 374,072,708 units (representing approximately 21.82% of the total number of units in issue) owned by Uplite Limited and Wintrade Limited.

Apart from the above, at 30 June 2024, 76,533,345 units were owned by Cobase Limited, 67,378,972 units were owned by Richful Resources Limited and 221,619,673 units were owned by the Manager. Cobase Limited and Richful Resources Limited are wholly-owned subsidiaries of Brightland Enterprises Limited. The Manager is a wholly-owned subsidiary of Latco Investment Limited. Brightland Enterprises Limited and Latco Investment Limited are wholly-owned subsidiaries of HLD. Henderson Development Limited ("**HD**") owned more than one-third of the issued share capital of HLD. HD is wholly-owned by Hopkins (Cayman) Limited ("**Hopkins**") as the trustee of a unit trust, the units of which are held by Rimmer (Cayman) Limited ("**Rimmer**") and Riddick (Cayman) Limited ("**Riddick**") as the respective trustees of two discretionary trusts. Therefore, as far as the Manager is aware, each of HD, HLD, Hopkins, Riddick and Rimmer was taken to be interested in the total of 365,531,990 units (representing approximately 21.33% of the total number of units in issue) at 30 June 2024. Nevertheless, in the Register, each of HD, HLD, Hopkins, Riddick and Rimmer was respectively recorded as having an interest in 364,031,990 units at 30 June 2024, as no notifiable interest arose on their parts subsequent to their last disclosure of interest notifications to the Stock Exchange.

Notes : (continued)

At 30 June 2024, under Part XV of the SFO, by virtue of being the beneficial owner of the entire issued share capital of the trustees of the aforementioned unit trusts and discretionary trusts, Dr. Lee Shau Kee was taken to be interested in the total of 739,604,698 units (representing approximately 43.15% of the total number of units in issue). Nevertheless, in the Register, Dr. Lee Shau Kee was recorded as having an interest in 738,104,698 units at 30 June 2024, as no notifiable interest arose on his part subsequent to his last disclosure of interest notification to the Stock Exchange.

- At 30 June 2024, according to the Register, Silchester International Investors LLP ("**Silchester LLP**") in its capacity as investment manager, was interested in 185,283,150 units, and Silchester International Investors International Value Equity Trust ("**Silchester Trust**") beneficially owned 93,459,690 units. The Manager has subsequently been notified informally that at 30 June 2024, (i) Silchester LLP was interested in 182,454,000 units (representing approximately 10.64% of the total number of units in issue); and (ii) Silchester Trust was beneficially interested in 86,232,000 units (representing approximately 5.03% of the total number of units in issue), and such interest has been included as part of the interests (reported above) of Silchester LLP.

The units mentioned under notes 2 and 3 were beneficially held or interested in by connected persons of Sunlight REIT under the REIT Code. Based on the Register, there were no short positions in units held by substantial unitholders at 30 June 2024.

### Holdings of other connected persons

Save as disclosed above and as far as the Manager is aware, the holding of units of other connected persons of Sunlight REIT at 30 June 2024 was as follows :

Name	Number of units held	% of unit holding <sup>1</sup>
Lo Yuk Fong, Phyllis <sup>2</sup>	100,000	0.006
Persons related to the Trustee <sup>3</sup>	608,000	0.035

Notes :

- The percentages are based on the total number of units in issue of 1,714,051,303 units at 30 June 2024.
- Ms. Lo Yuk Fong, Phyllis is a connected person of Sunlight REIT by virtue of being a director of certain subsidiaries of Sunlight REIT (31 December 2023: 100,000 units).
- Certain associates (as defined in the REIT Code) of the Trustee were beneficially interested in 608,000 units at 30 June 2024 (31 December 2023: 683,000 units).

## Consolidated Statement of Profit or Loss

for the 12 months ended 30 June 2024 – unaudited

(Expressed in Hong Kong dollars)

	Note	12 months ended 30 June 2024 (unaudited) \$'000	Year ended 30 June 2023 (audited) \$'000
<b>Revenue</b>	4 & 5	<b>830,259</b>	783,272
<b>Property operating expenses</b>	4 & 6	<b>(182,222)</b>	(159,296)
<b>Net property income</b>		<b>648,037</b>	623,976
Other net income	7	<b>17,168</b>	7,491
Administrative expenses		<b>(108,508)</b>	(105,973)
Net decrease in fair value of investment properties	11(a)	<b>(117,220)</b>	(354,424)
<b>Profit from operations</b>		<b>439,477</b>	171,070
Finance costs on interest-bearing liabilities	8(a)	<b>(223,006)</b>	(132,294)
<b>Profit before taxation and transactions with unitholders</b>	8	<b>216,471</b>	38,776
Income tax	9	<b>(57,236)</b>	(67,208)
<b>Profit / (loss) after taxation and before transactions with unitholders</b>		<b>159,235</b>	(28,432)

The notes on pages 28 to 49 form part of these condensed interim financial statements.

## Consolidated Statement of Profit or Loss and Other Comprehensive Income

for the 12 months ended 30 June 2024 – unaudited  
(Expressed in Hong Kong dollars)

	<b>12 months ended 30 June 2024 (unaudited) \$'000</b>	Year ended 30 June 2023 (audited) \$'000
<b>Profit / (loss) after taxation and before transactions with unitholders</b>	<b>159,235</b>	(28,432)
<b>Other comprehensive income for the period / year</b>		
<i>Items that have been reclassified / may be reclassified subsequently to profit or loss :</i>		
– Effective portion of changes in fair value of cash flow hedges recognised during the period / year	<b>(71,387)</b>	(12,103)
– Net reclassification adjustments for amounts transferred to profit or loss in respect of :		
– finance costs on interest-bearing liabilities	<b>883</b>	(4,904)
– unrealised exchange difference on foreign currency borrowing	<b>40,341</b>	24,752
– unwinding of swaps	<b>(5,593)</b>	(5,593)
	<b>(35,756)</b>	2,152
<b>Total comprehensive income / (loss) for the period / year</b>	<b>123,479</b>	(26,280)

The notes on pages 28 to 49 form part of these condensed interim financial statements.

## Consolidated Statement of Financial Position

at 30 June 2024

(Expressed in Hong Kong dollars)

	Note	2024 (unaudited) \$'000	2023 (audited) \$'000
<b>Non-current assets</b>			
Fixed assets			
– Investment properties	11	18,418,600	18,512,200
– Other fixed assets		412	1,115
		<b>18,419,012</b>	18,513,315
Deferred tax assets		365	358
Derivative financial instruments	13	1,347	9,234
Reimbursement rights	12	37,436	37,436
Other financial assets	14	58,469	80,769
Other non-current assets	15	262	12,430
		<b>18,516,891</b>	18,653,542
<b>Current assets</b>			
Trade and other receivables	16	59,584	53,254
Derivative financial instruments	13	19,088	25,816
Other financial assets	14	15,594	–
Cash and bank balances	17	445,490	485,242
Tax recoverable		5	8
		<b>539,761</b>	564,320
<b>Total assets</b>		<b>19,056,652</b>	19,217,862
<b>Current liabilities</b>			
Tenants' deposits		(206,027)	(206,358)
Rent receipts in advance		(11,612)	(15,765)
Trade and other payables	18	(79,889)	(75,434)
Bank and other borrowings	19	(499,479)	(707,000)
Derivative financial instruments	13	(8,107)	(8,829)
Tax payable		(52,597)	(58,635)
		<b>(857,711)</b>	(1,072,021)
<b>Net current liabilities</b>		<b>(317,950)</b>	(507,701)
<b>Total assets less current liabilities</b>		<b>18,198,941</b>	18,145,841



## Consolidated Statement of Financial Position (continued)

at 30 June 2024

(Expressed in Hong Kong dollars)

	Note	2024 (unaudited) \$'000	2023 (audited) \$'000
<b>Non-current liabilities, excluding net assets attributable to unitholders</b>			
Bank and other borrowings	19	(4,328,763)	(4,164,229)
Deferred tax liabilities		(246,617)	(241,557)
Derivative financial instruments	13	(127,948)	(70,851)
		<b>(4,703,328)</b>	(4,476,637)
<b>Total liabilities, excluding net assets attributable to unitholders</b>		<b>(5,561,039)</b>	(5,548,658)
<b>NET ASSETS ATTRIBUTABLE TO UNITHOLDERS</b>		<b>13,495,613</b>	13,669,204
<b>Number of units in issue</b>	20	<b>1,714,051,303</b>	1,695,035,157
<b>Net asset value attributable to unitholders per unit</b>		<b>\$7.87</b>	\$8.06

The notes on pages 28 to 49 form part of these condensed interim financial statements.

## Consolidated Statement of Changes in Net Assets Attributable to Unitholders

for the 12 months ended 30 June 2024 – unaudited  
(Expressed in Hong Kong dollars)

	Note	12 months ended 30 June 2024 (unaudited) \$'000	Year ended 30 June 2023 (audited) \$'000
<b>At the beginning of the period / year</b>		<b>13,669,204</b>	14,051,419
Profit / (loss) after taxation and before transactions with unitholders		<b>159,235</b>	(28,432)
Other comprehensive (loss) / income		<b>(35,756)</b>	2,152
Total comprehensive income / (loss) for the period / year		<b>123,479</b>	(26,280)
Distribution paid to unitholders		<b>(339,696)</b>	(400,972)
Issuance of units to the Manager	20	<b>46,187</b>	45,037
Units bought back	20	<b>(3,545)</b>	–
Units buy-back expenses	20	<b>(16)</b>	–
		<b>(297,070)</b>	(355,935)
<b>At the end of the period / year</b>		<b>13,495,613</b>	13,669,204

The notes on pages 28 to 49 form part of these condensed interim financial statements.

## Distribution Statement

for the 12 months ended 30 June 2024 – unaudited  
(Expressed in Hong Kong dollars)

	Note	12 months ended 30 June 2024 (unaudited) \$'000	Year ended 30 June 2023 (audited) \$'000
<b>Profit / (loss) after taxation and before transactions with unitholders</b>		<b>159,235</b>	(28,432)
Adjustments (note (i)) :			
– Net decrease in fair value of investment properties	11	<b>117,220</b>	354,424
– Manager’s fees paid or payable in the form of units		<b>46,176</b>	45,161
– Interest rate swaps – cash flow hedges	8(a)	<b>485</b>	(5,384)
– Non-cash finance costs on interest-bearing liabilities	8(a)	<b>5,046</b>	4,084
– Deferred tax	9	<b>5,053</b>	10,246
– Depreciation		<b>703</b>	173
		<b>174,683</b>	408,704
<b>Distributable income</b> (note (i))		<b>333,918</b>	380,272
Interim distribution for the financial year ended 30 June 2023 (“ <b>FY2022/23</b> ”), paid (note (ii))		–	185,712
First interim distribution for the six months ended 31 December 2023 (“ <b>First Interim Distribution</b> ”), paid (note (iii))		<b>153,242</b>	–
Second interim distribution for the 12 months ended 30 June 2024 (“ <b>Second Interim Distribution</b> ”), to be paid to unitholders (note (iv))		<b>155,978</b>	–
Final distribution for FY2022/23, paid (note (v))		–	186,454
<b>Total distributions for the period / year</b> (note (i))		<b>309,220</b>	372,166
Payout ratio		<b>92.6%</b>	97.9%
<b>Distribution per unit :</b>			
Interim distribution per unit for FY2022/23, paid		–	11.0 cents
First Interim Distribution per unit, paid		<b>9.0 cents</b>	–
Second Interim Distribution per unit, to be paid to unitholders		<b>9.1 cents</b>	–
Final distribution per unit for FY2022/23, paid		–	11.0 cents
		<b>18.1 cents</b>	22.0 cents

## Distribution Statement (continued)

for the 12 months ended 30 June 2024 – unaudited

(Expressed in Hong Kong dollars)

Notes\* :

- (i) Under the Code on Real Estate Investment Trusts issued by the Securities and Futures Commission of Hong Kong (the “**REIT Code**”), a real estate investment trust shall distribute to unitholders as dividends each year an amount not less than 90% of its audited annual net income after tax. Pursuant to the trust deed dated 26 May 2006 (as amended and restated) under which Sunlight Real Estate Investment Trust (“**Sunlight REIT**”) is constituted (the “**Trust Deed**”), the total amounts distributed or distributable to unitholders shall be no less than 90% of annual distributable income for each financial year.

Distributable income means the amount calculated by the Manager as representing the consolidated profit / loss after taxation and before transactions with unitholders of Sunlight REIT for the relevant financial period, as adjusted to eliminate the effects of certain adjustments which have been recorded in the consolidated statement of profit or loss for the relevant financial period.

In arriving at the amount available for distribution for the 12 months ended 30 June 2024, adjustments have been made, among others, to add back the finance costs relating to the amortisation of debt establishment fees for bank and other borrowings and discount on issuance of medium term notes of \$5,046,000 or 0.29 cent per unit (FY2022/23 : \$4,084,000, or 0.24 cent per unit) (which is an effective return of capital), and to eliminate the effect of increase / decrease in fair value of investment properties.

- (ii) The interim distribution for FY2022/23 of \$185,712,000 is calculated by multiplying the interim distribution per unit of 11.0 cents by 1,688,295,340 units in issue at 8 March 2023, the record date for FY2022/23 interim distribution.
- (iii) The First Interim Distribution of \$153,242,000 is calculated by multiplying the first interim distribution per unit of 9.0 cents by 1,702,684,957 units in issue at 19 March 2024, the record date for the First Interim Distribution. The First Interim Distribution was paid to unitholders on 27 March 2024.
- (iv) The Second Interim Distribution of \$155,978,000 is calculated by multiplying the second interim distribution per unit of 9.1 cents by 1,714,051,303 units anticipated to be in issue at 3 September 2024, the record date for the Second Interim Distribution. The Second Interim Distribution is expected to be paid to unitholders on 11 September 2024.
- (v) The final distribution for FY2022/23 of \$186,454,000 is calculated by multiplying the final distribution per unit of 11.0 cents by 1,695,035,157 units in issue at 27 September 2023, the record date for FY2022/23 final distribution.
- (vi) The distribution declared after the end of the reporting period is not recognised as a liability at the end of the reporting period.

\* Certain figures in these notes are rounded to the nearest thousand.

The notes on pages 28 to 49 form part of these condensed interim financial statements.

## Condensed Consolidated Cash Flow Statement

for the 12 months ended 30 June 2024 – unaudited

(Expressed in Hong Kong dollars)

	Note	<b>12 months ended 30 June 2024 (unaudited) \$'000</b>	Year ended 30 June 2023 (audited) \$'000
<b>Operating activities</b>			
Cash generated from operations		576,072	588,553
Hong Kong Profits Tax paid		(58,231)	(63,903)
Hong Kong Profits Tax refunded		12	–
<b>Net cash generated from operating activities</b>		<b>517,853</b>	524,650
<b>Investing activities</b>			
Interest received		23,653	19,455
Payment for acquisition of subsidiaries		–	(743,055)
Payment for expenditure incurred for investment properties		(7,262)	(22,734)
Payment for purchase of other fixed assets		–	(51)
Proceeds from redemption of matured debt securities		–	10,000
Decrease in bank deposits with original maturity over three months		21,291	71,470
<b>Net cash generated from / (used in) investing activities</b>		<b>37,682</b>	(664,915)
<b>Financing activities</b>			
Distribution paid to unitholders		(339,696)	(400,972)
Payment for buy-back of units		(3,561)	–
Proceeds from new bank borrowings		700,000	1,652,000
Repayment of bank borrowings		(707,000)	(1,045,000)
Interest paid		(222,037)	(136,096)
Other borrowing costs paid		(1,680)	(3,945)
<b>Net cash (used in) / generated from financing activities</b>		<b>(573,974)</b>	65,987
<b>Net decrease in cash and cash equivalents</b>			
<b>Cash and cash equivalents at the beginning of the period / year</b>	17	<b>251,978</b>	326,257
Effect of foreign exchange rate changes		(22)	(1)
<b>Cash and cash equivalents at the end of the period / year</b>	17	<b>233,517</b>	251,978

The notes on pages 28 to 49 form part of these condensed interim financial statements.

# Notes to the Condensed Interim Financial Statements

(Expressed in Hong Kong dollars)

## 1 General

Sunlight REIT is a Hong Kong collective investment scheme constituted as a unit trust by the Trust Deed and is authorised under section 104 of the Securities and Futures Ordinance. Sunlight REIT is listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “SEHK”).

The principal activity of Sunlight REIT and its subsidiaries (collectively referred to as the “Group”) is to own and invest in income-producing office and retail properties in Hong Kong with the objective of providing unitholders with regular and stable cash distributions with the potential for sustainable long term growth of such distributions and enhancement in value of the property portfolio. It has its principal place of business at 30th Floor, Dah Sing Financial Centre, 248 Queen’s Road East, Wan Chai, Hong Kong.

## 2 Basis of preparation

These condensed interim financial statements have been prepared in accordance with the relevant disclosure provisions of the REIT Code and the Rules Governing the Listing of Securities on the SEHK (the “Listing Rules”) as if the relevant disclosure provisions of the Listing Rules were applicable to Sunlight REIT, including compliance with Hong Kong Accounting Standard (“HKAS”) 34, *Interim financial reporting*, issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”). It was authorised for issuance on 13 August 2024.

These condensed interim financial statements have been prepared in accordance with the same accounting policies adopted in the 2022/23 annual financial statements, except for the accounting policy changes that are expected to be reflected in the 2023/24 financial statements for the 18 months ending 31 December 2024. Details of the changes in accounting policies are set out in note 3.

The preparation of the condensed interim financial statements in conformity with HKAS 34 requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses on a year to date basis. Actual results may differ from these estimates.

These condensed interim financial statements contain condensed consolidated financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Group since the 2022/23 annual financial statements. The condensed interim financial statements do not include all of the information required for full set of financial statements prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”).

## 2 Basis of preparation (continued)

Pursuant to the Trust Deed amendments made on 7 February 2024, the Group's financial year end date has been changed from 30 June to 31 December. Accordingly, the current financial year will cover the 18 months period from 1 July 2023 to 31 December 2024. The condensed interim financial statements now presented cover the 12 months period from 1 July 2023 to 30 June 2024. The comparative figures presented therein cover the financial year from 1 July 2022 to 30 June 2023.

The condensed interim financial statements are unaudited, but have been reviewed by KPMG in accordance with Hong Kong Standard on Review Engagements 2410, *Review of interim financial information performed by the independent auditor of the entity*, issued by the HKICPA. KPMG's independent review report to the Board of Directors of Henderson Sunlight Asset Management Limited, the manager of Sunlight REIT (the "**Manager**"), is included on page 50.

The financial information relating to the financial year ended 30 June 2023 that is included in the condensed interim financial statements as being previously reported information does not constitute Sunlight REIT's statutory financial statements for that financial year but is derived from those financial statements. Statutory financial statements for the year ended 30 June 2023 are available from Sunlight REIT's registered office. The auditors have expressed an unqualified opinion on those financial statements in their report dated 6 September 2023.

## 3 Changes in accounting policies

The HKICPA has issued a number of amendments to HKFRSs that are first effective for the current accounting period of the Group.

None of these developments has had a material effect on how the Group's results and financial position for the current or prior periods have been prepared or presented in the condensed interim financial statements.

The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

# Notes to the Condensed Interim Financial Statements (continued)

(Expressed in Hong Kong dollars)

## 4 Segment reporting

The Manager manages the Group's business by divisions. In a manner consistent with the way in which information is reported internally to the Manager's most senior executive management for the purposes of resource allocation and performance assessment, the Manager has identified two reportable segments, which are "Office properties" and "Retail properties". As all of the Group's activities are carried out in Hong Kong, no geographical information is presented.

### Segment results

For the purposes of assessing segment performance and allocating resources between segments, the senior executive management of the Manager monitors the results attributable to each reportable segment on the following bases :

Revenue and expenses are allocated to the reportable segments with reference to income generated and the expenses incurred by those segments.

The measure used for reporting segment performance is the "segment results" which exclude the increase / decrease in fair value of investment properties, finance costs on interest-bearing liabilities, income tax, interest income and the unallocated net expenses.



#### 4 Segment reporting (continued)

##### Segment results (continued)

Information regarding the Group's reportable segments as provided to the Manager's most senior executive management for the purposes of resource allocation and assessment of segment performance for the period / year is set out below :

	12 months ended 30 June 2024 (unaudited)			Year ended 30 June 2023 (audited)		
	Office properties	Retail properties	Total	Office properties	Retail properties	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Revenue						
– Rental income	306,659	335,739	642,398	315,776	302,311	618,087
– Car park income	4,925	33,189	38,114	4,967	29,661	34,628
– Rental related income	70,435	79,312	149,747	63,897	66,660	130,557
	382,019	448,240	830,259	384,640	398,632	783,272
Property operating expenses	(78,309)	(103,913)	(182,222)	(69,876)	(89,420)	(159,296)
Net property income	303,710	344,327	648,037	314,764	309,212	623,976
Administrative expenses	(48,463)	(47,535)	(95,998)	(49,277)	(45,759)	(95,036)
Segment results	255,247	296,792	552,039	265,487	263,453	528,940
(Decrease) / increase in fair value of investment properties	(268,094)	150,874	(117,220)	(345,203)	(9,221)	(354,424)
Finance costs on interest-bearing liabilities			(223,006)			(132,294)
Income tax			(57,236)			(67,208)
Interest income			23,482			20,820
Unallocated net expenses			(18,824)			(24,266)
Profit / (loss) after taxation and before transactions with unitholders			159,235			(28,432)
Depreciation	13	690	703	12	161	173

## Notes to the Condensed Interim Financial Statements (continued)

(Expressed in Hong Kong dollars)

### 5 Revenue

Revenue represents gross income generated from leasing of investment properties. The amount of each significant category of revenue recognised during the period / year is as follows :

	<b>12 months ended 30 June 2024 (unaudited) \$'000</b>	Year ended 30 June 2023 (audited) \$'000
Rental income (note)	<b>642,398</b>	618,087
Car park income	<b>38,114</b>	34,628
Rental related income	<b>149,747</b>	130,557
	<b>830,259</b>	783,272

Note : Included a rental guarantee of \$5,000,000 (2023 : nil) pursuant to the deed of rental guarantee relating to the acquisition of an investment property in 2023, the amount of which was received in full on 31 July 2024.

### 6 Property operating expenses

	<b>12 months ended 30 June 2024 (unaudited) \$'000</b>	Year ended 30 June 2023 (audited) \$'000
Building management fee	<b>70,632</b>	63,944
Property Manager's fees (note)	<b>46,185</b>	44,695
Government rent and rates	<b>38,512</b>	31,929
Car park operating costs	<b>7,546</b>	6,720
Rental commission (third party property agents) (note 8(b))	<b>5,941</b>	2,162
Marketing and promotion expenses	<b>3,636</b>	3,429
Provision / (reversal of provision) for credit losses on rental receivables (note 16(b))	<b>660</b>	(684)
Other direct costs	<b>9,110</b>	7,101
	<b>182,222</b>	159,296

Note : Included rental commission of \$8,441,000 (2023 : \$9,485,000) (note 8(b)).

During the year ended 30 June 2023, the property manager waived the Group an amount of \$788,000 from the reimbursement of staff costs incurred on its behalf, being the subsidies received by the property manager from the Employment Support Scheme set up by The Government of the Hong Kong Special Administrative Region.

## 7 Other net income

	<b>12 months ended 30 June 2024 (unaudited) \$'000</b>	Year ended 30 June 2023 (audited) \$'000
Bank interest income	<b>20,903</b>	17,162
Interest income from debt securities	<b>2,579</b>	3,658
Provision for credit losses on debt securities (note 21(b))	<b>(6,332)</b>	(13,329)
Others	<b>18</b>	–
	<b>17,168</b>	7,491

## 8 Profit before taxation and transactions with unitholders

Profit before taxation and transactions with unitholders is arrived at after charging / (crediting) :

	<b>12 months ended 30 June 2024 (unaudited) \$'000</b>	Year ended 30 June 2023 (audited) \$'000
<b>(a) Finance costs on interest-bearing liabilities</b>		
Interest on bank and other borrowings	<b>217,475</b>	133,594
Other borrowing costs	<b>5,046</b>	4,084
	<b>222,521</b>	137,678
Interest rate swaps – cash flow hedges		
– Reclassified from net assets attributable to unitholders	<b>883</b>	(4,904)
– Net fair value gain of ineffective cash flow hedges	<b>(398)</b>	(480)
	<b>485</b>	(5,384)
	<b>223,006</b>	132,294

Other borrowing costs represent various financing charges and amortisation of debt establishment fees for bank and other borrowings and discount on issuance of medium term notes.

## Notes to the Condensed Interim Financial Statements (continued)

(Expressed in Hong Kong dollars)

### 8 Profit before taxation and transactions with unitholders (continued)

Profit before taxation and transactions with unitholders is arrived at after charging / (crediting) :  
(continued)

	<b>12 months ended 30 June 2024 (unaudited) \$'000</b>	Year ended 30 June 2023 (audited) \$'000
<b>(b) Other items</b>		
Manager's fees	<b>92,351</b>	91,800
Trustee's remuneration and charges	<b>4,601</b>	4,709
Auditor's remuneration		
– Audit services	<b>1,535</b>	2,148
– Other services	<b>1,074</b>	512
Valuation fee payable to principal valuer	<b>477</b>	447
Legal and other professional fees	<b>4,357</b>	3,014
Commission (note 6)		
– Property Manager	<b>8,441</b>	9,485
– Third party property agents	<b>5,941</b>	2,162
Bank charges	<b>302</b>	303
Foreign exchange loss	<b>371</b>	136

Sunlight REIT does not appoint any director and the Group does not engage any employee. Accordingly, no employee benefit expense was incurred in the current period and prior years.

### 9 Income tax

	<b>12 months ended 30 June 2024 (unaudited) \$'000</b>	Year ended 30 June 2023 (audited) \$'000
<b>Current tax – Hong Kong Profits Tax</b>		
Provision for the period / year	<b>52,419</b>	57,037
Over-provision in respect of prior years	<b>(236)</b>	(75)
	<b>52,183</b>	56,962
<b>Deferred tax</b>		
Origination and reversal of temporary differences	<b>5,053</b>	10,246
	<b>57,236</b>	67,208

Provision for Hong Kong Profits Tax has been made at 16.5% on the estimated assessable profits for the current period and prior years.

## 10 Earnings / (loss) per unit before transactions with unitholders

The basic earnings per unit before transactions with unitholders for the 12 months ended 30 June 2024 amounted to \$0.09 (2023 : basic loss per unit before transactions with unitholders of \$0.02). The calculation of basic earnings / (loss) per unit before transactions with unitholders is based on the Group's profit after taxation and before transactions with unitholders of \$159,235,000 (2023 : loss after taxation and before transactions with unitholders of \$28,432,000) and the weighted average of 1,702,448,668 units (2023 : 1,687,367,291 units) in issue during the period.

Diluted earnings / (loss) per unit before transactions with unitholders for the 12 months ended 30 June 2024 and for the year ended 30 June 2023 are not presented as there was no potential dilution of earnings / (loss) per unit before transactions with unitholders.

## 11 Investment properties

	<b>2024</b> <b>(unaudited)</b> <b>\$'000</b>	2023 (audited) \$'000
At the beginning of the period / year	<b>18,512,200</b>	18,095,200
Movement during the period / year		
– Additions through acquisition of subsidiaries	–	763,086
– Additions	<b>23,620</b>	8,338
– Net decrease in fair value	<b>(117,220)</b>	(354,424)
At the end of the period / year	<b>18,418,600</b>	18,512,200

# Notes to the Condensed Interim Financial Statements (continued)

(Expressed in Hong Kong dollars)

## 11 Investment properties (continued)

### (a) Valuation

The investment properties were appraised at 30 June 2024 by the Group's principal valuer, CBRE Limited ("CBRE"), an independent firm that has key personnel who are fellows or members of The Hong Kong Institute of Surveyors or the Royal Institute of Chartered Surveyors (Hong Kong Branch) with recent experience in the location and category of property being valued. Valuation methodologies adopted by CBRE were the same as when carrying out the valuation for 30 June 2023. As a result of the valuation, a loss of \$117,220,000 (2023 : loss of \$354,424,000) has been recognised in profit or loss for the period in respect of investment properties.

### (b) The analysis of the fair value of investment properties is as follows :

	2024 (unaudited) \$'000	2023 (audited) \$'000
In Hong Kong		
– Long leases	8,068,100	8,321,300
– Medium-term leases	10,350,500	10,190,900
	<b>18,418,600</b>	18,512,200

### (c) Certain investment properties of the Group have been mortgaged to secure banking facilities granted to the Group (see note 19).

## 12 Reimbursement rights

The amount represents the reimbursement rights recognised pursuant to the tax indemnity under the relevant deeds of tax covenant dated 21 December 2006 provided by the vendors (comprising certain subsidiaries of Shau Kee Financial Enterprises Limited ("SKFE"), Henderson Land Development Company Limited ("HLD"), Henderson Investment Limited, Henderson Development Limited and Jetwin International Limited) (collectively referred to as the "Vendors") to the extent of the deferred tax liabilities in respect of possible clawback of depreciation allowances claimed by the Vendors prior to the date of acquisition in connection with the listing of Sunlight REIT in December 2006.

### 13 Derivative financial instruments

	2024 (unaudited)			2023 (audited)		
	Assets \$'000	Liabilities \$'000	Net amount \$'000	Assets \$'000	Liabilities \$'000	Net amount \$'000
<b>Interest rate swaps and cross currency interest rate swap – cash flow hedges</b>						
Current portion	<b>19,088</b>	<b>(8,107)</b>	<b>10,981</b>	25,816	(8,829)	16,987
Non-current portion	<b>1,347</b>	<b>(127,948)</b>	<b>(126,601)</b>	9,234	(70,851)	(61,617)
	<b>20,435</b>	<b>(136,055)</b>	<b>(115,620)</b>	35,050	(79,680)	(44,630)

The Group uses interest rate swaps (“**IRSs**”) to hedge against the interest rate risk in relation to its floating rate borrowings.

The Group also uses a cross currency interest rate swap (“**CCIRS**”) to hedge against the interest rate risk and foreign currency risk in relation to its floating rate term loan denominated in Japanese yen.

For the year ended 30 June 2022, the Group received \$16,625,000 from two swap counterparties for unwinding of four IRSs with an aggregate notional amount of \$500,000,000. Such amount would be recognised over the original tenors of the respective IRSs; and \$5,593,000 (2023 : \$5,593,000) was recognised as a saving in finance costs for the period. The remaining balance of \$5,144,000 (2023 : \$10,737,000) was included in the net assets attributable to unitholders at 30 June 2024.

At 30 June 2024, the Group assessed the effectiveness of its cash flow hedges and identified certain ineffectiveness. As a result, fair value gain of ineffective hedges amounting to \$398,000 (2023 : \$480,000) was recognised in profit or loss for the period.

For the 12 months ended 30 June 2024, the decrease in the effective portion of changes in fair value of cash flow hedges of \$71,388,000 (2023 : \$12,103,000) and a reclassification adjustment in respect of unrealised exchange gain on foreign currency borrowing of \$40,341,000 (2023 : \$24,752,000) recognised in other comprehensive income were included in the net assets attributable to unitholders.

At 30 June 2024, the Group had IRSs with an aggregate notional amount of \$1,500,000,000 (2023 : a combination of spot and forward-start IRSs with aggregate notional amount of \$1,500,000,000) and CCIRS with notional amount of \$513,196,000 (2023 : \$513,196,000) and their net cumulative unrealised fair value changes were included in the net assets attributable to unitholders. These swaps will mature between August 2024 to October 2027 (2023 : July 2023 to October 2027).

The above derivatives are measured at fair value at the end of the reporting period. Their fair values are determined based on the discounted cash flow model.

## Notes to the Condensed Interim Financial Statements (continued)

(Expressed in Hong Kong dollars)

### 14 Other financial assets

	2024 (unaudited) \$'000	2023 (audited) \$'000
<b>Financial assets measured at amortised cost</b>		
Debt securities		
– Listed in Hong Kong	45,253	45,413
– Listed outside Hong Kong	51,347	51,561
	<b>96,600</b>	96,974
Less : provision for credit losses (note 21(b))	<b>(22,537)</b>	(16,205)
	<b>74,063</b>	80,769
The carrying amounts of the debt securities are expected to be recovered as follows :		
Within one year	<b>15,594</b>	–
After one year	<b>58,469</b>	80,769
	<b>74,063</b>	80,769

### 15 Other non-current assets

The balance represented the amounts incurred relating to the progress billings for the improvement works carried out on certain investment properties of the Group which were in progress at the end of the reporting period and, if applicable, the acquisition of investment properties.

### 16 Trade and other receivables

	2024 (unaudited) \$'000	2023 (audited) \$'000
Rental receivables	35,175	37,606
Deposits and prepayments	13,770	11,452
Other receivables	8,683	3,567
Amounts due from related companies	1,956	629
	<b>59,584</b>	53,254



## 16 Trade and other receivables (continued)

Included unamortised rent-free and rental concession, deposits and prepayment of \$27,502,000 (2023 : \$24,656,000) which are expected to be recovered or recognised as expenses after one year. Apart from the above, all of the balances are expected to be recovered or recognised as expenses within one year.

The amounts due from related companies are unsecured, interest-free and have no fixed terms of repayment.

### (a) Ageing analysis

At the end of the reporting period, the ageing analysis of rental receivables, based on the date of revenue recognition and net of provision for credit losses, is as follows :

	<b>2024</b> <b>(unaudited)</b> <b>\$'000</b>	2023 (audited) \$'000
Current	<b>23,511</b>	28,213
Less than 1 month overdue	<b>6,921</b>	5,730
More than 1 month and up to 3 months overdue	<b>2,081</b>	2,564
More than 3 months and up to 6 months overdue	<b>574</b>	114
More than 6 months overdue	<b>2,088</b>	985
	<b>35,175</b>	37,606

### (b) Provision for credit losses on rental receivables

Provision for credit losses on rental receivables was assessed and made by the Group on a case-by-case basis, based on the historical default experience and forward-looking information that may impact the tenants' ability to repay the outstanding rental receivables. If the Group considered that the recovering of the rental receivable is remote, relevant provision for credit losses would be written off against the receivable directly.

The movement in the loss allowance for rental receivables during the period / year is as follows :

	<b>2024</b> <b>(unaudited)</b> <b>\$'000</b>	2023 (audited) \$'000
At the beginning of the period / year	<b>5,581</b>	7,182
Provision / (reversal of provision) for credit losses (note 6)	<b>660</b>	(684)
Written off	<b>(2,499)</b>	(917)
At the end of the period / year	<b>3,742</b>	5,581

## Notes to the Condensed Interim Financial Statements (continued)

(Expressed in Hong Kong dollars)

### 17 Cash and bank balances

	<b>2024</b> <b>(unaudited)</b> <b>\$'000</b>	2023 (audited) \$'000
Deposits with original maturity within three months	<b>225,245</b>	240,420
Cash at bank and in hand	<b>8,272</b>	11,558
Cash and cash equivalents in the condensed consolidated cash flow statement	<b>233,517</b>	251,978
Deposits with original maturity over three months	<b>211,973</b>	233,264
Cash and bank balances in the consolidated statement of financial position	<b>445,490</b>	485,242

### 18 Trade and other payables

	<b>2024</b> <b>(unaudited)</b> <b>\$'000</b>	2023 (audited) \$'000
Creditors and accrued charges	<b>48,440</b>	44,563
Manager's fees payable (note 23(b)(iii))	<b>23,036</b>	22,666
Amounts due to related companies	<b>8,413</b>	8,205
	<b>79,889</b>	75,434

All creditors and accrued charges are due within one month or on demand and expected to be settled within one year.

Manager's fees payable is due within four months and payable in the form of cash and units.

The amounts due to related companies are unsecured, interest-free and have no fixed terms of repayment except for the amount due to the Trustee of \$1,142,000 (2023 : \$1,128,000) which is due within 30 days.

## 19 Bank and other borrowings

	<b>2024</b> <b>(unaudited)</b> <b>\$'000</b>	2023 (audited) \$'000
Bank loans (notes (i) & (ii))		
– Secured	<b>1,297,374</b>	1,296,181
– Unsecured	<b>3,232,455</b>	3,277,753
	<b>4,529,829</b>	4,573,934
Medium term notes – unsecured (note (iii))	<b>298,413</b>	297,295
	<b>4,828,242</b>	4,871,229
The bank and other borrowings were repayable as follows :		
Within 1 year	<b>499,479</b>	707,000
After 1 year but within 2 years	<b>3,192,864</b>	498,957
After 2 years but within 5 years	<b>1,135,899</b>	3,665,272
	<b>4,328,763</b>	4,164,229
	<b>4,828,242</b>	4,871,229

### Notes :

- (i) The Group entered into IRSs and CCIRS, details of which are set out in note 13.
- All bank borrowings are guaranteed by the Trustee (in its capacity as trustee of Sunlight REIT), and in some cases together with Sunlight REIT Holding Limited, the holding company of all other subsidiaries of the Group, on a joint and several basis. In addition, the secured bank borrowings are secured by, among others, the following :
- mortgages over the investment properties with a fair value of \$5,104,000,000 at 30 June 2024 (2023 : \$5,026,700,000) (note 11); and
  - first fixed charge over all present and future rights, title and interest in and to, all present and future shares in Sunlight REIT Finance Limited and Sunlight REIT Holding Limited, both being subsidiaries of the Group, and dividends and distributions thereof.
- (ii) At 30 June 2024, the amount of bank loans included an unrealised exchange gain on the foreign currency borrowing amounting to \$173,416,000 (2023 : \$133,075,000). As the foreign currency borrowing is fully hedged by a CCIRS, the effect of the exchange difference was neutralised through the change in fair value of the CCIRS (note 13) in the net asset attributable to unitholders.
- (iii) The Group has a US\$1,000,000,000 (2023 : US\$1,000,000,000) Medium Term Note Programme (“**MTN programme**”). At 30 June 2024, notes with nominal amount of \$300,000,000 (2023 : \$300,000,000) were issued by Sunlight REIT MTN Limited under the MTN programme with fixed coupon rate of 2.00% (2023 : 2.00%) per annum. The notes are guaranteed by the Trustee (in its capacity as trustee of Sunlight REIT).
- (iv) The effective interest rate of the bank and other borrowings at the end of the reporting period was 4.26% per annum (2023 : 4.17% per annum).
- (v) At 30 June 2024, the Group’s uncommitted revolving credit facilities of \$300,000,000 (2023 : \$493,000,000) remained undrawn.

## Notes to the Condensed Interim Financial Statements (continued)

(Expressed in Hong Kong dollars)

### 20 Units in issue

	Number of units	
	2024 (unaudited)	2023 (audited)
At the beginning of the period / year	1,695,035,157	1,681,712,071
Movement during the period / year		
– Issuance of units	21,016,146	13,323,086
– Units bought back	(2,000,000)	–
At the end of the period / year	1,714,051,303	1,695,035,157

Details of units issued during the period / year as payment of the Manager's fees are as follows :

Payment of the Manager's fees for the period / year	Average issue price per unit determined based on the Trust Deed \$	Aggregate amount of units issued \$'000	Number of units issued
<b>For the 12 months ended 30 June 2024 (unaudited)</b>			
1 April 2023 to 30 June 2023	2.915	11,529	3,955,135
1 July 2023 to 30 September 2023	2.458	11,540	4,694,665
1 October 2023 to 31 December 2023	2.125	11,551	5,435,668
1 January 2024 to 31 March 2024	1.669	11,567	6,930,678
		<b>46,187</b>	<b>21,016,146</b>
<b>For the year ended 30 June 2023 (audited)</b>			
1 April 2022 to 30 June 2022	3.692	11,405	3,089,108
1 July 2022 to 30 September 2022	3.254	11,370	3,494,161
1 October 2022 to 31 December 2022	3.341	11,116	3,327,031
1 January 2023 to 31 March 2023	3.266	11,146	3,412,786
		45,037	13,323,086

During the 12 months ended 30 June 2024, the Manager, pursuant to the general mandate granted to the Manager by unitholders, bought back on behalf of Sunlight REIT a total of 2,000,000 units on the SEHK at an aggregate consideration of \$3,545,000.

For the year ended 30 June 2023, no unit was bought back by the Manager on behalf of Sunlight REIT.

## 20 Units in issue (continued)

Details of the units buy-backs were as follows :

	Number of units bought back	Price per unit		Aggregate consideration \$'000
		Highest \$	Lowest \$	
<b>For the 12 months ended 30 June 2024 (unaudited)</b>				
<b>Month of buy-back</b>				
November 2023	1,000,000	2.05	2.02	2,035
April 2024	1,000,000	1.55	1.48	1,510
	<u>2,000,000</u>			<u>3,545</u>
Total buy-back expenses				<u>16</u>
				<u>3,561</u>

All bought back units were cancelled during the period.

## 21 Fair value measurement of financial instruments

### (a) Financial assets and liabilities measured at fair value

#### (i) Fair value hierarchy

HKFRS 13, *Fair value measurement*, requires the fair value of financial instruments measured at the end of the reporting period on a recurring basis to be categorised into the three-level fair value hierarchy as defined in HKFRS 13. The level into which a fair value measurement is classified is determined with reference to the observability and significance of the inputs used in the valuation technique as follows :

- Level 1 valuations : Fair value measured using only Level 1 inputs i.e. unadjusted quoted prices in active markets for identical assets or liabilities at the measurement date
- Level 2 valuations : Fair value measured using Level 2 inputs i.e. observable inputs which fail to meet Level 1, and not using significant unobservable inputs. Unobservable inputs are inputs for which market data are not available
- Level 3 valuations : Fair value measured using significant unobservable inputs

# Notes to the Condensed Interim Financial Statements (continued)

(Expressed in Hong Kong dollars)

## 21 Fair value measurement of financial instruments (continued)

### (a) Financial assets and liabilities measured at fair value (continued)

#### (i) Fair value hierarchy (continued)

At 30 June 2024 and 2023, the Group's only financial instruments carried at fair value are the IRSs and CCIRS (note 13), which fall under Level 2 of the fair value hierarchy described above.

During the 12 months ended 30 June 2024 and 2023, there were no transfers between Level 1 and Level 2, or transfers into or out of Level 3. The Group's policy is to recognise transfers between levels of fair value hierarchy at the end of the reporting period in which they occur.

#### (ii) Valuation techniques and inputs used in Level 2 fair value measurements

The fair value of IRSs and CCIRS is the estimated amount that the Group would receive or pay to terminate the swap at the end of the reporting period, taking into account the current interest rates, exchange rate and creditworthiness of the swap counterparties.

### (b) Fair values of financial assets and liabilities carried at other than fair value

At 30 June 2024, the carrying amounts of the Group's financial instruments carried at amortised cost are not materially different from their fair values, except for the Group's investment in debt securities, of which its carrying amount is \$74,063,000 (2023 : \$80,769,000) as compared to its fair value of \$71,370,000 (2023 : \$74,011,000). The Manager assessed the credit risk of the debt securities held by the Group with reference to the credit ratings assigned by credit rating agencies, where available, and default probability analysis provided by external financial data providers. At the end of the reporting period, the credit risk on one of the issuers of the debt securities held by the Group has been significantly increased since the initial recognition of the debt securities. The credit losses measured based on lifetime ECLs was provided on such debt securities and the movement in the loss allowance for debt securities measured at amortised cost during the period / year is as follows :

	<b>2024</b> <b>(unaudited)</b> <b>\$'000</b>	2023 (audited) \$'000
At the beginning of the period / year	<b>16,205</b>	2,876
Provision for credit losses (note 7)	<b>6,332</b>	13,329
At the end of the period / year (note 14)	<b>22,537</b>	16,205

## 22 Capital commitments

Capital commitments outstanding at 30 June 2024 not provided for in the condensed interim financial statements are as follows :

	<b>2024</b> <b>(unaudited)</b> <b>\$'000</b>	2023 (audited) \$'000
Contracted for	<b>8,531</b>	12,088
Authorised but not contracted for	<b>12,825</b>	7,747
	<b>21,356</b>	19,835

## 23 Connected party transactions and material related party transactions

In addition to the transactions and balances disclosed elsewhere in the condensed interim financial statements, the Group entered into the following transactions with certain connected persons and related parties, as defined under the REIT Code and HKAS 24 (Revised), *Related party disclosures*, during the period / year :

### (a) Nature of relationship with connected persons / related parties

<b>Connected person / related party</b>	<b>Relationship with the Group</b>
SKFE and other members of its group (collectively referred to as " <b>SKFE Group</b> ")	Substantial holders of Sunlight REIT and their associates
HLD and other members of its group (collectively referred to as " <b>HLD Group</b> ")	Substantial holders of Sunlight REIT and their associates
HSBC Institutional Trust Services (Asia) Limited (the " <b>Trustee</b> ")	The Trustee of Sunlight REIT
The Hongkong and Shanghai Banking Corporation Limited and other members of its group (collectively referred to as " <b>HSBC Group</b> ")	Associates of the Trustee
Henderson Sunlight Asset Management Limited (the " <b>Manager</b> ")	The Manager of Sunlight REIT and a member of HLD Group
Henderson Sunlight Property Management Limited (the " <b>Property Manager</b> ")	The Property Manager of Sunlight REIT and a member of HLD Group

## Notes to the Condensed Interim Financial Statements (continued)

(Expressed in Hong Kong dollars)

### 23 Connected party transactions and material related party transactions (continued)

#### (b) Transactions with connected persons / related parties

	<b>12 months ended 30 June 2024 (unaudited) \$'000</b>	Year ended 30 June 2023 (audited) \$'000
Rental and rental related income received / receivable from (note (i)) :		
– HLD Group	<b>11,075</b>	10,474
– HSBC Group	<b>19,295</b>	19,130
Property management expenses paid / payable to (note (i)) :		
– HLD Group	<b>(14,657)</b>	(14,690)
Facilities leasing and other expenses paid / payable to (notes (i) & (vi))		
– HLD Group	<b>(76)</b>	(13)
Manager's fees (notes (ii) & (iii))	<b>(92,351)</b>	(91,800)
Property Manager's fees (note (iv))	<b>(46,185)</b>	(44,695)
Trustee's remuneration and charges (notes (ii) & (v))	<b>(4,602)</b>	(4,709)
Interest expense, debt establishment fee and security trustee fee on bank borrowings and other charges paid / payable to (note (i)) :		
– HSBC Group	<b>(72,356)</b>	(30,354)
Net interest income on IRSs received / receivable from (note (i)) :		
– HSBC Group	<b>15,714</b>	11,334
Interest income on bank deposits received / receivable from (note (i)) :		
– HSBC Group	<b>916</b>	1,546
Interest income from debt securities received / receivable from (notes (i) & (vi)) :		
– HLD Group	<b>205</b>	205
Promotional income received / receivable from (note (i)) :		
– HLD Group	<b>3,726</b>	2,640
Additional consideration paid to (notes (ii) & (vii)) :		
– HLD Group	<b>(1,320)</b>	–



## 23 Connected party transactions and material related party transactions (continued)

### (b) Transactions with connected persons / related parties (continued)

Notes :

- (i) In the opinion of the Manager, these transactions were carried out on normal commercial terms and in the ordinary course of business.
- (ii) All the above material related party transactions as set out in this note 23 also constitute connected transactions / continuing connected transactions under the Listing Rules, other than the fees paid / payable to the Manager and the Trustee and the additional consideration paid to HLD Group (note (vii)). The disclosures as required under Chapter 14A of the Listing Rules are provided in "Connected Party Transaction" on pages 14 to 16 in this interim report.
- (iii) The Manager's fees are calculated as the aggregate of a base fee not exceeding 0.4% per annum of the value of all the properties of the Group and a variable fee of 3% per annum of the Group's Net Property Income (as defined in the Trust Deed). The Manager is also entitled to receive an acquisition fee not exceeding 1% of the purchase price of acquired property. During the year ended 30 June 2023, the Manager received an acquisition fee of \$1,870,000 in cash for the Group's acquisition of investment properties.

Pursuant to the Trust Deed, the Manager is entitled to make an election for the payment of the Manager's fees, only to the extent that it is related to the Group's Properties (as defined in the Trust Deed), to be made in the form of cash and/or units.

On 13 June 2022, the Manager made an election for the base fee and the variable fee for the financial year ended 30 June 2023 to be paid 50% in the form of cash and 50% in the form of units. On 21 June 2023, the Manager has elected to keep the split unchanged for the financial period of 12 months ended 30 June 2024. Due to the change of financial year end date from 30 June to 31 December with effect from 7 February 2024, the above election is regarded as applicable to the entire financial period of 18 months ending 31 December 2024.

- (iv) Under the property management agreement entered into between the Manager and the Property Manager dated 29 November 2006 (as subsequently renewed on amended terms and conditions by five supplemental agreements) (the "**Property Management Agreement**"), the Property Manager is entitled to receive a fee not exceeding 3% per annum of the Gross Property Revenue (as defined in the Property Management Agreement).

The Property Manager is also entitled to receive a commission equivalent to :

- one month's base rent or licence fee for securing a tenancy or licence of three years or more;
- one-half month's base rent or licence fee for securing a tenancy or licence of less than three years;
- one-half month's base rent or licence fee for securing a renewal of tenancy or licence irrespective of the duration of the renewal term;
- an amount not exceeding the lower of one-half month's base rent or licence fee, or 10% (or a lower percentage as mutually agreed between the Manager and the Property Manager from time to time) of the total rent or licence fee for securing a tenancy, licence or renewal of tenancy or licence for a duration of less than 12 months; and
- one-fourth month's base rent or licence fee (as reviewed), for handling each rent or licence review during the term of a tenancy or licence provided for in the tenancy or licence agreement.

# Notes to the Condensed Interim Financial Statements (continued)

(Expressed in Hong Kong dollars)

## 23 Connected party transactions and material related party transactions (continued)

### (b) Transactions with connected persons / related parties (continued)

Notes : (continued)

The Manager and the Property Manager may mutually agree in writing from time to time to revise the rate of the commission payable to the Property Manager for the marketing services provided that the revised rate shall not exceed the relevant rate as stated above.

In addition to the above fees, the Property Manager is also reimbursed by relevant property companies for staff costs incurred for the management of properties of the Group.

- (v) The Trustee's remuneration is calculated at rates ranging from 0.02% per annum to 0.03% per annum on the total assets of the Group, subject to minimum fees of \$50,000 per month. In accordance with the Trust Deed, the Trustee's remuneration may be increased, without obtaining unitholders' approval subject to one month's written notice to unitholders, to a maximum of 0.06% per annum of the total assets of the Group.

The Trustee is also entitled to charge additional fees for duties undertaken by the Trustee which are of an exceptional nature or otherwise outside the scope of the Trustee's normal duties in the ordinary and normal course of business of Sunlight REIT, including but not limited to any services in relation to the acquisition of real estate by Sunlight REIT. During the year ended 30 June 2023, the Trustee received an additional fee of \$200,000 for the Group's acquisition of investment properties.

- (vi) Connected party transactions exempted from the disclosure requirements under Chapter 14A of the Listing Rules as they are below the de minimis threshold pursuant to Rule 14A.76(1).
- (vii) On 2 December 2006, the Group acquired certain companies from the Vendors by entering into several sale and purchase agreements (as clarified by way of letter agreements executed in 2016), which included clauses providing for additional consideration to be payable for the purchase of shares in companies having tax loss benefits, in an amount equivalent to the tax loss benefits of those companies that are utilised by the Group to offset tax liabilities which would otherwise arise. Pursuant to those agreements, the Group paid additional consideration in respect of the tax loss benefits so utilised.

## 23 Connected party transactions and material related party transactions (continued)

(c) Balances with connected persons / related parties are as follows :

	<b>2024</b> <b>(unaudited)</b> <b>\$'000</b>	2023 (audited) \$'000
HLD Group :		
– Net payable amount	<b>(29,528)</b>	(29,658)
– Debt securities issued by HLD Group	<b>4,631</b>	4,630
HSBC Group :		
– Deposits and cash placed with HSBC Group	<b>23,745</b>	15,326
– Bank borrowings and interest payable to HSBC Group	<b>(1,302,093)</b>	(1,301,947)
– Other net payable amount	<b>(7,553)</b>	(7,490)

## 24 Non-adjusting event after the reporting period

After the end of the reporting period, the Board of Directors of the Manager declared a second interim distribution. Further details are disclosed in the “Distribution Statement” of the condensed interim financial statements.

# Auditor's Review Report



## Independent review report to the Board of Directors of Henderson Sunlight Asset Management Limited (the “Manager”)

### Introduction

We have reviewed the condensed interim financial statements set out on pages 20 to 49 which comprises the consolidated statement of financial position of Sunlight Real Estate Investment Trust as of 30 June 2024 and the related consolidated statement of profit or loss, consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in net assets attributable to unitholders, distribution statement and condensed consolidated cash flow statement for the twelve-month period then ended and explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of condensed interim financial statements to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34, *Interim financial reporting*, issued by the Hong Kong Institute of Certified Public Accountants. The Manager is responsible for the preparation and presentation of the condensed interim financial statements in accordance with Hong Kong Accounting Standard 34.

Our responsibility is to form a conclusion, based on our review, on the condensed interim financial statements and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

### Scope of review

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410, *Review of interim financial information performed by the independent auditor of the entity*, issued by the Hong Kong Institute of Certified Public Accountants. A review of the condensed interim financial statements consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

### Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the condensed interim financial statements as at 30 June 2024 is not prepared, in all material respects, in accordance with Hong Kong Accounting Standard 34, *Interim financial reporting*.

#### **KPMG**

*Certified Public Accountants*  
8th Floor, Prince's Building  
10 Chater Road  
Central, Hong Kong

13 August 2024

## Performance Table

(Expressed in Hong Kong dollars, unless otherwise specified)

	Note	2024	2023	2022	2021	2020
<b>At 30 June :</b>						
Net asset value (\$ million)		<b>13,496</b>	13,669	14,051	14,124	14,771
Net asset value per unit		<b>7.87</b>	8.06	8.36	8.45	8.89
Market capitalisation (\$ million)		<b>2,931</b>	4,882	6,138	7,508	6,397
<b>For the 12 months / year ended 30 June :</b>						
Highest traded unit price		<b>3.00</b>	3.85	5.07	4.65	6.35
Highest premium of the traded unit price to net asset value per unit	1	<b>N/A</b>	N/A	N/A	N/A	N/A
Lowest traded unit price		<b>1.48</b>	2.45	3.53	3.29	3.19
Highest discount of the traded unit price to net asset value per unit (%)		<b>81.2</b>	69.6	57.8	61.1	64.1
Closing unit price		<b>1.71</b>	2.88	3.65	4.49	3.85
Distribution per unit (cents)		<b>18.1</b>	22.0	25.0	25.6	26.8
Payout ratio (%)		<b>92.6</b>	97.9	97.4	97.5	95.2
Distribution yield per unit (%)	2	<b>10.6</b>	7.6	6.8	5.7	7.0

Notes :

1. The highest traded unit price is lower than the net asset value per unit at the end of each period / financial year.
2. Distribution yield per unit is calculated by dividing the distribution per unit by the closing unit price of the period / year.

## Corporate Information

### Board of Directors of the Manager Chairman and Non-Executive Director

AU Siu Kee, Alexander

### Chief Executive Officer and Executive Director

WU Shiu Kee, Keith

### Non-Executive Director

KWOK Ping Ho

### Independent Non-Executive Directors

KWAN Kai Cheong  
TSE Kwok Sang  
KWOK Tun Ho, Chester  
Helen ZEE

### Responsible Officers of the Manager

LO Yuk Fong, Phyllis  
SHUM Chung Wah, Yulanda  
WONG Chi Ming  
WU Shiu Kee, Keith  
YIP May Ling, Vivian

### Company Secretary of the Manager

CHUNG Siu Wah

### Registered Office of the Manager

30th Floor, Dah Sing Financial Centre,  
248 Queen's Road East, Wan Chai,  
Hong Kong

### Investor Relations

Tel : (852) 3669 2880  
Fax : (852) 2285 9980  
Email : [ir@HendersonSunlight.com](mailto:ir@HendersonSunlight.com)

### Trustee

HSBC Institutional Trust Services (Asia) Limited

### Auditor

KPMG  
*Certified Public Accountants and  
Registered Public Interest Entity Auditor*

### Principal Valuer

CBRE Limited\*

\* Pursuant to paragraph 6.10 of the REIT Code, CBRE Limited shall retire as the principal valuer by 31 August 2024. Knight Frank Petty Limited has been appointed by the Trustee to fill the casual vacancy with effect from 1 September 2024.

### Legal Adviser

Woo Kwan Lee & Lo

### Principal Bankers

Bank of China (Hong Kong) Limited  
Dah Sing Bank, Limited  
DBS Bank Ltd., Hong Kong Branch  
Hang Seng Bank Limited  
The Hongkong and Shanghai Banking  
Corporation Limited  
Sumitomo Mitsui Banking Corporation

### Unit Registrar

Tricor Investor Services Limited  
17/F, Far East Finance Centre,  
16 Harcourt Road,  
Hong Kong

### Website

[www.sunlightreit.com](http://www.sunlightreit.com)

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## Financial Calendar

(in respect of the 12 months ended 30 June 2024)

<b>Second interim results announcement</b>	13 August 2024
<b>Issuance of the second interim report</b>	26 August 2024
<b>Ex-distribution date</b> for the second interim distribution	28 August 2024
<b>Closure of register of unitholders</b> for entitlement of the second interim distribution	30 August 2024 to 3 September 2024, both days inclusive
<b>Payment of the second interim distribution</b> HK 9.1 cents per unit	11 September 2024

## Sunlight Real Estate Investment Trust

Managed by Henderson Sunlight Asset Management Limited

## 陽光房地產投資信託基金

由恒基陽光資產管理有限公司管理

[www.sunlightreit.com](http://www.sunlightreit.com)

