



MESSAGE FROM CEO

My fellow stakeholders,

This newsletter opens with my sincere and warm greetings to you. In the midst of the stubborn pandemic situation, I hope you and your family are holding up well.

Allow me to share with you some of the key endeavours of Sunlight REIT recently, notably on asset enhancement, green initiatives and community involvement.

Sunlight REIT's flagship office property at 248 Queen's Road East has now been renamed Dah Sing Financial Centre, representing our new chapter of partnership with Dah Sing Bank, Limited. With the implementation of a spate of upgrading initiatives (as detailed overleaf) and the opening of alluring food outlets, we are hopeful that the building will become a more welcoming destination for tenants and customers.

The persistence of COVID-19 did not deter us from extending care to the community and the environment. Through collaboration with our NGO partners, we have launched various zoom classes and physical learning sessions for underprivileged children and youths in the past few months, on topics spanning from academic studies to handcrafting and career planning. Meanwhile, I take pride in unveiling the new chiller plants at our Sheung Wan-based Strand 50 – this capital investment once again demonstrates our conviction to energy savings.

While a glimmer of hope seemingly appears on the horizon with the rollout of vaccination, there is clearly no place for complacency. May I once again assure you of our team's agility in managing the portfolio of Sunlight REIT, as well as our unwavering commitment to pursuing sustainable initiatives in the future.

We remain grateful for your support. Please stay safe and connected.

With warm regards

Keith Wu

Chief Executive Officer

Henderson Sunlight Asset Management Limited

(Manager of Sunlight REIT)



"1+1" ONLINE LEARNING PROGRAMME

Sunlight REIT collaborated with Chinese YMCA of Hong Kong and organized a programme called "1+1" Online Learning Programme. Two sessions were carried out in November 2020 and January 2021 respectively. Through this programme, children (low-income families were given the priority to participate) could choose an online workshop from "Handmade Toys Series" or "Fun Learning Series" with various contents including maze making, wooden plane crafting, English learning or Mathematics etc.

There were a total of 57 children participated in both workshops and they all spent meaningful and enjoyable times together.





TRANSFORMATION OF OUR FLAGSHIP PROPERTY – DAH SING FINANCIAL CENTRE

Unveiling a financial service-driven hub

We are pleased to announce that our premier office complex, Sunlight Tower, has been repositioned into a financial service-driven hub housing the headquarter and flagship branch of Dah Sing Bank, which has become the anchor tenant of the building.

To symbolize this transformation, the building has been renamed as Dah Sing Financial Centre with effect from 8 March 2021. Management representatives from Dah Sing Bank and the Manager of Sunlight REIT officiated at the ribbon-cutting ceremony on the same day, signifying a momentous milestone for both corporations.

Crafting a welcoming and sustainable officescape

We have capitalized on this meaningful opportunity by further enhancing the welcoming ambience of the building as well as infusing sustainability into the interior design and management of the building.

Through a further revamp of the main lobby, we have facelifted the building entrance portals, the main passenger lift lobby and the G/F passageway. Green and proptech features, including the installation of green wall panels as well as intelligent and energy efficient lighting systems have also been implemented.

Management representatives from Dah Sing Bank and the Manager of Sunlight REIT officiated at the ribbon-cutting ceremony on 8 March 2021.



▲ New Concierge Counter

▲ Renovated Lobby

Curating an array of delicious choices

With our commitment to serving the needs of our tenants and the wider community, we have partnered with two new like-minded tenants, **ZAN@CHEE** and **BETWEEN™** to offer their well-crafted food and beverages at the building.

ZAN@CHEE, which serves authentic Korean dishes since 2004, is dedicated to providing patrons with the finest Korean food take-away experience. It is well-known for serving more than 50 dishes of Banchan (Korean side dishes) with original Korean tastes.

BETWEEN™, rooted in the community since 2020, embraces its surroundings and establishes its own culture of lifestyle, art, and design. It serves a wide range of signature blends, coffee cocktails and wellness beverages.



◀ The Modern Dining Scenes in Wan Chai: **ZAN@CHEE** and **BETWEEN™**



HIGHLIGHTS OF NEW TENANTS



Pang Pang Frozen Food Shop 2055



Hanjin Shop 1040-1041



Ging Sun Ho King of Bun Shop 2087-2089



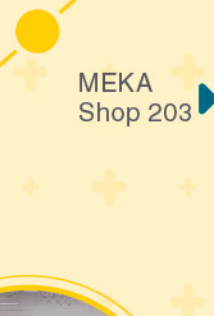
Top Health Shop 2082



Zeppelin Hot Dog Shop 2230



SHOESON Shop 265



MEKA Shop 203



Yugu Noodle Shop G105-106



Vision Gallery Shop 246B



Arts Painting & Workshop Shop G97



Biba QQ Shop G4A





EXCLUSIVE OFFERS FOR DAH SING FINANCIAL CENTRE'S TENANTS

大新金融中心租戶尊享優惠

大新金融中心租戶 尊享額外獎賞

於推廣期^{*}內，各租戶親臨全新皇后大道東旗艦分行申請指定銀行服務，除尊享迎新禮遇，**每項服務均額外送您100港元禮券！**



1.28% 港元定存
年利率

指定投資
產品佣金 **0***



銀行服務	詳情	迎新禮遇
VIP銀行服務	以總結存100萬港元或以上(或其等值)開立VIP銀行服務及符合指定資格之全新客戶	300港元現金禮券
定期存款	全新VIP銀行服務客戶以100,000港元至500,000港元開立定期存款	3個月1.28% 港元存款年利率 (名額有限,額滿即止)
基金投資服務	全新客戶的首筆交易金額(上限為100,000港元)或首筆交易金額的20%(以金額較高者為準)	0%認購費*
投資服務現金回贈	成功認購投資基金及/或股票掛鈎投資之累積認購金額達300,000港元或以上	300港元現金回贈
外幣兌換	全新客戶經皇后大道東分行或網上進行單筆外幣兌換交易達50,000港元或以上	外幣兌換0差價優惠 (最高累積金額上限為300,000港元)
證券服務	全新客戶開立證券服務	長達6個月 證券買賣免佣*
私人貸款服務	成功申請貸款額100,000港元或以上及符合指定資格	300港元現金禮券
328營商理財	全新客戶成功開立328商業理財戶口及符合指定資格	300港元現金禮券

^{*}推廣期由即日起至2021年9月30日。

For English version of the Exclusive Banking Services Offers for Dah Sing Financial Centre tenants, please visit the new Dah Sing Bank Queen's Road East Branch or contact us on 2507 8866.

借定唔借? 還得到先好借!
本服務/產品並不是以歐盟的人士為目標

投資涉及風險,閣下可能損失全部投資款項。高息外幣聯繫投資存款、外幣聯繫保本投資存款及定存貨幣活轉服務並非受保障存款,不受香港的存款保障計劃保障。所有優惠受有關條款及細則約束。有關條款及細則及詳細風險披露聲明,請掃描右方之二維碼參閱詳情或向皇后大道東分行職員索取/查詢相關資料。投資前敬請細閱相關條款及細則及風險披露聲明。

大新銀行有限公司



條款及細則

ZAN CHEE

香港第三間分店選址於大新金融中心,灣仔的中心地段,為灣仔的鄰里提供地道正宗的韓國小菜(banchan)。

消費滿\$198 **送**



✿ 韓式炒粉絲(中)

消費滿\$498 **送**



✿ 原味無骨炸雞(中)

- 優惠適用於即日起至2021年6月30日
- 只適用於大新金融中心之分店



將藝術融入生活

BETWEEN™

於2020年首次亮相,是扎根於本地的精品咖啡共享空間。揉合周邊環境事物,建立出其獨特的文化、藝術及設計風格。於BETWEEN™可以品嚐到經驗豐富的咖啡師精心挑選的自家拼配咖啡,特別設計的咖啡調酒和一系列健康飲品,更可以品嚐到各種現代日本咖啡館的美饌。

10% OFF



- 即日起至2021年9月30日期間,凡堂食均可獲九折優惠
- 只適用於大新金融中心之分店

Terms and Conditions: All tenants of Dah Sing Financial Centre are entitled to the above offers | Patrons are required to present their valid Staff ID for verification at times of patronage | In case of any disputes, the decision of Dah Sing Bank, ZANCHEE and BETWEEN shall be final.

條款及細則: 享用優惠前,請出示有效職員證以供核對身份 | 如有任何爭議,大新銀行、ZANCHEE及BETWEEN保留最終決定權。