

COMMUNITY INVESTMENT POLICY

1. Introduction

Sunlight Real Estate Investment Trust (“**Sunlight REIT**”) 2030 Sustainability Vision, our sustainability strategy framework set in the financial year 2019/20, guides our efforts in managing the most material sustainability issues to the business and stakeholders. In the sustainability strategy framework, Henderson Sunlight Asset Management Limited (“**the Manager**”) identify twelve focus areas under four strategic pillars, of which Community Investment is one of the focus areas under the pillar of Neighbourhood. To build an inclusive and sustainable community, we work with employees, NGOs and community partners to meet the needs of the underprivileged, and to support green, local community and culture at places where we operate. We recognize the potential of positioning our properties as hubs to strengthen community bonding, linking up a range of different stakeholders.

Our Community Investment Policy enables us to support and evaluate initiatives that we believe are most relevant to our business and where we can make the most impact through our actions, assets, expertise and partnerships.

2. Scope

The main responsibility of the Manager is to manage Sunlight REIT and all of its assets in accordance with the Trust Deed in the sole interest of the unitholders of Sunlight REIT. Henderson Sunlight Property Management Limited (“**HSPM**”) has been delegated the responsibilities of providing property management, lease management and marketing services solely and exclusively for the properties of Sunlight REIT located in Hong Kong, subject to the overall management and supervision of the Manager.

This Community Investment Policy applies to both HSAM and HSPM and Sunlight REIT as a whole, and we may use our properties to launch activities in relation to community investment.

3. Approach

Sunlight REIT has formulated the following approaches for the development of community investment programmes and initiatives:

Identification of target stakeholder groups

- When making decisions about which community initiatives and stakeholder groups to support, we will take into account the cultural, economic and social needs and sensitivities of the communities in which we operate, as well as our business objectives.
- We will establish community investment objectives, programme focus areas, and key beneficiaries that can draw on the company’s core competencies and resources.

Programmes development

- We will be an active and supportive member of communities particularly at districts where we have property presence. To that end, we aim to ensure that our investments have measurable benefits for our communities, our tenants and customers, our employees and our business.
- We support charitable organizations, NGOs and other community partners not only through funding, but also through serving as a co-organizer or capitalize on the experience and expertise of our colleagues in their capacity as volunteers.
- When embarking on projects, we will ensure that adequate safeguarding policies, procedures and measures to protect participants (whether beneficiaries, partners or colleagues) are in place with each community partner.
- We will not partner with any political party or religious organization whose principal aim is to propagate a particular faith or belief or with any organization that discriminates against any group on the basis of age, ethnicity, gender identity, sexuality, religion or any other personal characteristics.

Programmes evaluation

- We will evaluate the measurable outcomes and impact of our major programmes and partnerships regularly against our original objectives and strategy to ensure efficient implementation and that the investment yields meaningful social impact.
- We will review our community investment partnerships regularly against the original proposal and our community investment strategy to ensure that the investment is enhancing the capability of the partner organization.

Stakeholder communications

- To ensure effective and impactful programme delivery, we will maintain continuous communication with stakeholders to understand their needs, expectations and feedback.
- We will encourage colleagues to involve in supporting community programs and contribute to personal or professional development.

4. Monitoring

We will monitor, track and report on material aspects of our Community Investment Policy on a regular basis. This will include an assessment of the impacts of our engagement with the community and the effectiveness of our partnerships. We will keep appropriate records over time and report to the ESG Committee and the Board (if applicable) on progress

towards our targets. We welcome scrutiny from our stakeholders and seek to be accountable for all our actions and decisions relating to community investment.

5. Review

This Community Investment Policy will be periodically reviewed by the ESG Committee and be amended and updated according to latest codes, regulations and standards as appropriate.