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SUNLIGHT REIT

Sunlight Real Estate Investment Trust

(a Hong Kong collective investment scheme authorized under section 104 of the Securities and Futures Ordinance
(Chapter 571 of the Laws of Hong Kong))
(Stock Code : 435)

Managed by
Henderson Sunlight Asset Management Limited
恒基陽光資產管理有限公司

OPERATIONAL STATISTICS FOR THE QUARTER ENDED 30 SEPTEMBER 2024

Henderson Sunlight Asset Management Limited (the “**Manager**”), as manager of Sunlight Real Estate Investment Trust (“**Sunlight REIT**”), announces the operational statistics of Sunlight REIT for the quarter ended 30 September 2024.

The portfolio occupancy rate of Sunlight REIT was 91.1% at 30 September 2024, of which the office occupancy rate stayed unchanged at 91.3%, while that of the retail portfolio registered a mild retreat to 90.8%. Overall passing rent of the portfolio was HK\$45.0 per sq. ft., while rental reversion came in at negative 3.6% for the quarter under review.

At 30 September 2024, Dah Sing Financial Centre registered an occupancy rate of 89.9% with a mild decline in passing rent to HK\$39.1 per sq. ft.. Meanwhile, Winsome House Property managed to achieve a rebound of its occupancy rate to 94.3%. On the Kowloon side, a decline in the occupancy rate of The Harvest to 83.4% signified a more conservative stance adopted by service trade tenants in view of the uncertain economic environment.

On the retail front, the occupancy rate of Sheung Shui Centre Shopping Arcade was 90.7% with a steady passing rent of HK\$105.0 per sq. ft. at 30 September 2024. On the other hand, Metro City Phase I Property recorded an occupancy rate of 92.6% and its passing rent was HK\$53.5 per sq. ft..

Operational statistics for the quarter ended 30 September 2024

Property	Location	Occupancy Rate (%) ¹		Passing Rent (HK\$/sq. ft.) ²	
		at 30 Sep 24	at 30 Jun 24	at 30 Sep 24	at 30 Jun 24
Office					
Dah Sing Financial Centre	Wan Chai	89.9	90.2	39.1	39.7
Strand 50	Sheung Wan	91.0	90.1	30.8	30.9
135 Bonham Strand Trade Centre Property	Sheung Wan	92.8	91.6	26.8	26.8
Righteous Centre	Mong Kok	96.3	96.7	35.9	36.1
Winsome House Property	Central	94.3	88.7	36.9	37.2
The Harvest	Mong Kok	83.4	87.8	40.3	39.8
235 Wing Lok Street Trade Centre	Sheung Wan	91.4	94.6	19.8	19.8
Java Road 108 Commercial Centre	North Point	100.0	97.2	23.7	23.5
On Loong Commercial Building	Wan Chai	90.0	90.0	26.3	26.5
Sun Fai Commercial Centre Property	Mong Kok	96.7	97.1	21.8	21.9
Wai Ching Commercial Building Property	Yau Ma Tei	88.9	88.9	16.9	17.1
Average		91.3	91.3	33.3	33.6
Retail					
Sheung Shui Centre Shopping Arcade	Sheung Shui	90.7	90.5	105.0	104.8
Metro City Phase I Property	Tseung Kwan O	92.6	93.9	53.5	54.2
Kwong Wah Plaza Property	Yuen Long	97.3	100.0	54.1	53.7
West 9 Zone Kids	Tai Kok Tsui	76.5	80.4	49.1	49.9
Beverley Commercial Centre Property	Tsim Sha Tsui	93.3	95.3	31.9	31.3
Supernova Stand Property	North Point	100.0	100.0	58.8	58.8
Average		90.8	92.2	66.7	66.7
Average		91.1	91.6	45.0	45.3

Notes :

1. Calculated on the basis of occupied gross rentable area (“GRA”) as a proportion of total GRA on the relevant date.
2. Calculated on the basis of average rent per sq. ft. for occupied GRA on the relevant date.

By order of the Board
HENDERSON SUNLIGHT ASSET MANAGEMENT LIMITED
 恒基陽光資產管理有限公司
 (as manager of Sunlight Real Estate Investment Trust)
CHUNG Siu Wah
 Company Secretary

Hong Kong, 17 October 2024

At the date of this announcement, the board of directors of the Manager comprises : (1) Chairman and Non-Executive Director : Mr. AU Siu Kee, Alexander; (2) Chief Executive Officer and Executive Director : Mr. WU Shiu Kee, Keith; (3) Non-Executive Director : Mr. KWOK Ping Ho; and (4) Independent Non-Executive Directors : Mr. KWAN Kai Cheong, Dr. TSE Kwok Sang, Mr. KWOK Tun Ho, Chester and Ms. Helen ZEE.