



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

Full investment portfolio of Relevant Investments at 31 August 2019

Financial Instruments ⁽¹⁾ and Issuers	Primary Listing	Currency	Total Cost (HK\$'000)	Mark-to-market Value (HK\$'000)	% of Gross Asset Value ⁽²⁾	Credit Rating
CHALHK 4 ⁷ / ₈ 09/07/21 Chalco Hong Kong Investment Company Limited	Hong Kong Exchange	USD	23,432	24,320	0.12	Fitch A-
COGO 4 ⁷ / ₈ 06/01/21 China Overseas Grand Oceans Finance IV (Cayman) Limited	Hong Kong Exchange	USD	15,739	16,145	0.08	S&P BBB- Moody's Baa2 Fitch BBB
ICBCAS 5 ¹ / ₈ 11/30/20 Industrial and Commercial Bank of China (Asia) Limited	Singapore Exchange	USD	20,911	20,207	0.10	S&P A- Moody's Baa2
CHITRA 3 ⁷ / ₈ 11/03/19 King Power Capital Ltd.	Hong Kong Exchange	USD	19,841	19,655	0.09	S&P A- ⁽³⁾ Moody's A3
NWDEVL 5 09/06/22 New World Capital Finance Limited	Unlisted	HKD	10,400	10,666	0.05	N/A
YUEXIU 4 ⁷ / ₈ 04/19/21 Westwood Group Holdings Limited	Hong Kong Exchange	USD	22,021	22,570	0.11	Moody's Baa3 Fitch BBB-
CJIANT 4 ¹ / ₂ 09/20/21 Xingsheng (BVI) Company Limited	Hong Kong Exchange	USD	15,635	16,149	0.08	Fitch A+
YXREIT 4 ³ / ₄ 04/27/21 Yuexiu REIT MTN Company Limited	Hong Kong Exchange	USD	10,152	10,466	0.05	S&P BBB- Moody's Baa3
Total			138,131	140,178	0.68	

Notes :

(1) All financial instruments are bonds and their descriptions are quoted from Bloomberg.

(2) The percentages are arrived at by comparing the mark-to-market value of the investments with the gross asset value of Sunlight Real Estate Investment Trust, which is calculated by reference to the latest published accounts (for the financial year ended 30 June 2019) as adjusted for any distribution declared and published valuation.

(3) S&P has upgraded the rating of this financial instrument from BBB+ to A- with effect from 28 August 2019.