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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**

**UPDATE ON ACQUISITION OF WEST KOWLOON PROPERTY**

The Board announces that the Purchaser received from the Vendor the Adjustment Payment of HK\$5 million in accordance with the Deed of Rental Guarantee entered into pursuant to the Sale and Purchase Agreement.

This announcement is made pursuant to paragraph 10.10B of the Code on Real Estate Investment Trusts (the “**REIT Code**”) and Rule 14.36B(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (modified as appropriate pursuant to the REIT Code).

Reference is made to the announcement of Sunlight Real Estate Investment Trust dated 11 January 2023 (the “**Announcement**”) in relation to the acquisition of West Kowloon Property, currently known as “West 9 Zone Kids”. Unless the context requires otherwise, capitalized terms used in this announcement shall have the same meanings as defined in the Announcement.

Pursuant to the Sale and Purchase Agreement, a Deed of Rental Guarantee was entered into at completion of the Acquisition, whereby if the Gross Rental Income for the Guaranteed Period shall be less than the amount specified under “Rental Guarantee by the Vendor and the Vendor’s Guarantor” in the Announcement, the Vendor and/or the Vendor’s Guarantor (collectively, the “**Guarantors**”) shall, subject to a cap of HK\$5 million, pay the shortfall to the Purchaser (the “**Adjustment Payment**”).

Based on the auditor’s certificate which was provided by the Purchaser to the Vendor on 24 July 2024, the shortfall of the Gross Rental Income for the Guaranteed Period was approximately HK\$11.4 million. Accordingly, the Adjustment Payment payable by the Guarantors is HK\$5 million.

On 31 July 2024, the Purchaser received from the Vendor the Adjustment Payment of HK\$5 million. The Board is of the view that the Guarantors have fulfilled their obligations under the Deed of Rental Guarantee.

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, 13 August 2024

*At the date of this announcement, the Board 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.*