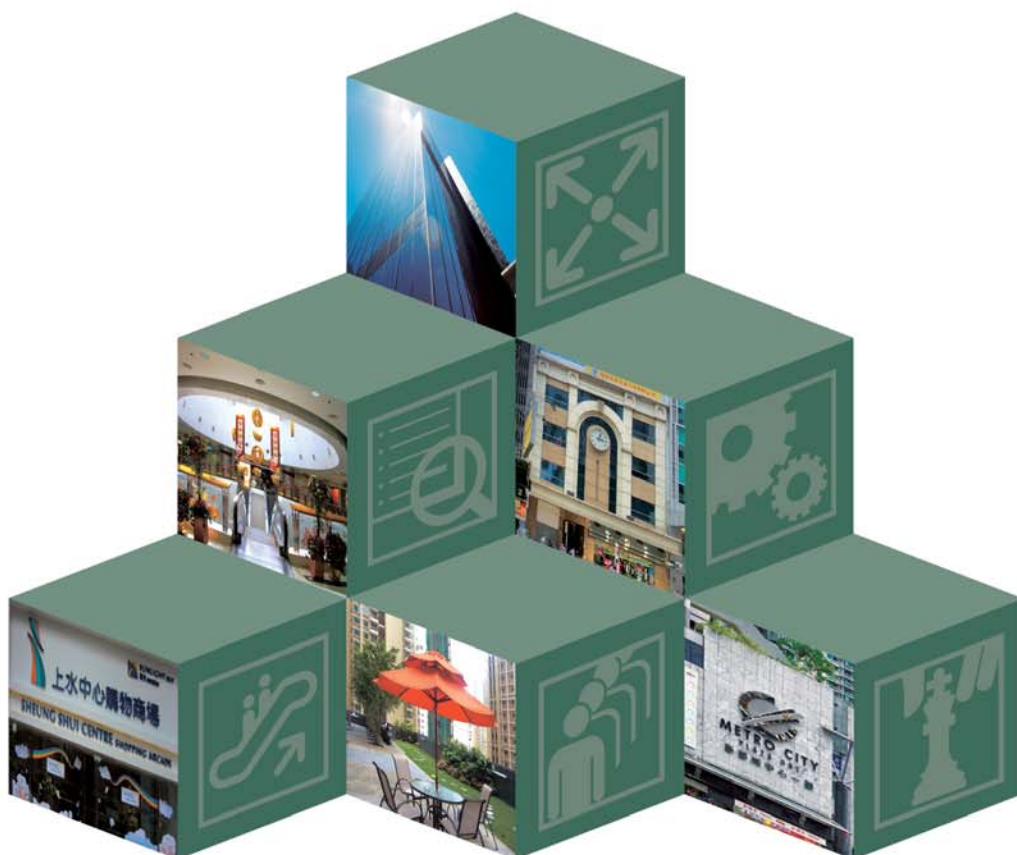




SUNLIGHT REIT

陽光房地產基金

Stock Code 股份代號 : 435



Our Manager

Sunlight Real Estate Investment Trust (“**Sunlight REIT**”) is managed by Henderson Sunlight Asset Management Limited (the “**Manager**”). An indirect wholly-owned subsidiary of Henderson Land Development Company Limited (“**HLD**”), the Manager has general management power over the assets of Sunlight REIT. Its main responsibility is to manage Sunlight REIT’s property portfolio in the sole interest of the unitholders in accordance with both the terms of the trust deed governing Sunlight REIT and the Manager’s investment strategy.

Our Strategy

The Manager’s key objectives are to provide Sunlight REIT’s unitholders with regular and stable cash distributions and to foster the growth of such distributions. The Manager seeks to achieve these objectives by efficient asset and capital management as well as making accretive acquisitions that will enhance the portfolio value and provide long term benefits to unitholders.

Our Portfolio

Sunlight REIT offers investors the opportunity to invest in a diversified property portfolio comprising 20 office and retail properties in Hong Kong (the “**Portfolio**”). It has Grade A and B office properties which are located in both core and decentralised business areas, while its retail properties are located strategically in regional transportation hubs, new towns and other urban areas with high population density.

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Distribution

The Manager's current policy is to distribute 100% of Sunlight REIT's annual distributable income for each financial year to unitholders.

Interim Distribution

The unaudited distributable income of Sunlight REIT for the six months ended 31 December 2008 (the "**Reporting Period**") amounted to HK\$101.0 million, representing an year-on-year increase of 27.9% from the same period last year. The calculation of unaudited distributable income has factored in the elimination of certain non-cash items including non-cash finance costs and changes in fair value of the Portfolio for the corresponding period.

After taking into account the entitlement waivers involving 441,642,638 units pursuant to the Deeds of Distribution Waiver as mentioned in note (ii) of the "Distribution Statement" on page 25 of this Interim Report, the interim distribution per unit ("**DPU**") for the Reporting Period is HK 9.29 cents, representing an year-on-year increase of 24.9% ^{note} as compared with HK 7.44 cents declared for the six months ended 31 December 2007.

Distribution Entitlement and Closure of Register of Unitholders

The record date for the interim distribution will be Thursday, 5 March 2009.

The register of unitholders will be closed from Tuesday, 3 March 2009 to Thursday, 5 March 2009, both dates inclusive, during which no transfer of units will be effected. In order to entitle to the interim distribution, all completed transfer forms accompanied by the relevant unit certificates must be lodged for registration with the Unit Registrar no later than 4:00 p.m. on Monday, 2 March 2009.

The payment of interim distribution is scheduled to take place on Wednesday, 29 April 2009.

Note: The number of units in issue as at 31 December 2007, after adjusting for distribution waivers involving 441,642,638 units, was 1,061,698,584. Since then 25,112,021 new units were issued to the Manager as payment of the Manager's fees. The number of units entitled for interim distribution as at 31 December 2008 is therefore 1,086,810,605.

Management Discussion and Analysis

Market Review

Triggered by the subprime mortgage crisis, the financial debacle in the United States has evolved into a global contagion, with its adverse impact being substantially felt in Hong Kong. As a result, local business activities deteriorated considerably during the period under review. The commercial property market echoed such development as both the office and retail sectors showed their first sign of weaknesses in the third quarter of 2008, notwithstanding the fact that positive rental reversion remained a general feature of the market.

Operation Review

Despite downward pressure on commercial property rentals, Sunlight REIT still managed to report a satisfactory improvement in overall passing rental during the period under review, with the office portfolio registering a year-on-year growth of 19.8% in average passing rental to HK\$19.4 per sq. ft. as at 31 December 2008 (HK\$16.2 per sq. ft. as at 31 December 2007), while the average unit rental committed for the period attained HK\$21.5 per sq. ft.. Meanwhile, average passing rental for the retail portfolio rose 4.9% year-on-year to HK\$40.8 per sq. ft. as at 31 December 2008 (HK\$38.9 per sq. ft. as at 31 December 2007), with average unit rental committed for the period reaching HK\$45.2 per sq. ft..

Sunlight REIT's flagship office property, 248 Queen's Road East Property, achieved an increase of 32.1% in passing rental to HK\$22.2 per sq. ft. as at 31 December 2008 (HK\$16.8 per sq. ft. as at 31 December 2007). This improvement was attributable to strong rental reversion that involved 31.7% of the building's gross rentable area ("**GRA**") during the period where the average committed rental reached HK\$25.4 per sq. ft.. For the retail portfolio, stripping out the kindergarten lease at Sheung Shui Centre Shopping Arcade Property, the average committed rental during the period achieved a level of HK\$54.5 per sq. ft., which compared favourably with HK\$47.9 per sq. ft. recorded in the same period of the previous year.

Management Discussion and Analysis (Continued)

Portfolio at a Glance

Category	Property	Property Details					Occupancy (%)		
		Location	Year of completion	No. of car park spaces	Office GRA ^{note 1} (sq. ft.)	Retail GRA ^{note 1} (sq. ft.)	as at 31 Dec 08	as at 30 Jun 08	as at 31 Dec 07
Office Property									
Grade A	248 Queen's Road East Property	Wan Chai	1998	46	369,891	6,490	93.3	99.5	99.7
Grade B	Bonham Trade Centre Property	Sheung Wan	1998	0	108,506	9,403	93.1	95.0	92.6
Grade B	Righteous Centre Property	Mong Kok	1996	0	41,004	10,763	95.5	100.0	95.2
Grade B	Winsome House Property	Central	1999	0	37,937	2,177	97.2	100.0	94.3
Grade B	135 Bonham Strand Trade Centre Property	Sheung Wan	2000	0	60,844	3,071	100.0	97.6	98.4
Grade B	235 Wing Lok Street Trade Centre Property	Sheung Wan	2000	0	47,481	4,804	95.6	94.2	93.1
Grade B	Java Road 108 Commercial Centre Property	North Point	1998	0	35,694	2,229	89.7	100.0	96.1
Grade B	Yue Fai Commercial Centre Property	Aberdeen	1997	0	41,272	1,479	93.0	91.2	90.5
Grade B	Everglory Centre Property	Tsim Sha Tsui	1999	0	25,896	3,906	97.7	87.2	95.2
Grade B	On Loong Commercial Building Property	Wan Chai	1984	0	23,856	1,708	97.9	100.0	97.8
Grade B	Sun Fai Commercial Centre Property	Mong Kok	1998	0	23,817	2,334	98.2	100.0	96.7
Grade B	Wai Ching Commercial Building Property	Yau Ma Tei	1997	0	14,239	2,082	93.1	94.5	100.0
Sub-total / Average				46	830,437	50,446	94.4	97.7	96.9
Retail Property									
New Town	Sheung Shui Centre Shopping Arcade Property	Sheung Shui	1993	297	0	122,339	93.8	93.5	96.1
New Town	Metro City Phase I Property	Tseung Kwan O	1996	452	0	188,889	98.6	98.2	98.7
New Town	Kwong Wah Plaza Property	Yuen Long	1998	0	39,101	25,741	100.0	99.3	96.7
Others	Royal Terrace Property	North Point	2002	49	0	9,565	97.3	97.3	97.3
Others	Beverley Commercial Centre Property	Tsim Sha Tsui	1982	0	0	7,934	100.0	100.0	100.0
Others	Glory Rise Property	North Point	2003	0	0	7,086	100.0	100.0	90.0
Others	Supernova Stand Property	North Point	2001	0	0	4,226	100.0	100.0	88.4
Others	Palatial Stand Property	Hung Hom	2001	0	3,566	5,059	100.0	100.0	100.0
Sub-total / Average				798	42,667	370,839	97.5	97.1	97.4
Total / Average				844	873,104	421,285	95.4	97.5	97.0

Notes :

1. Size of the properties in Sunlight's REIT's portfolio is measured in terms of gross rentable area ("GRA")
 2. Valuation prepared by Savills Valuation and Professional Services Limited.
- N/A Not applicable

Operational Statistics						Property Financials					
						Net Property Income		Capitalisation		Appraised	
						First half of	First half of	Rate		Value	
						FY 2008/09	FY 2007/08	31 Dec 08		31 Dec 08 ^{note 2}	
						(HK\$'000)	(HK\$'000)	31 Dec 08		(HK\$'000)	
Passing Rental (HK\$ / sq. ft.)		Committed Rental (HK\$ / sq. ft.)									
as at 31 Dec 08	as at 30 Jun 08	as at 31 Dec 07	1 Jul 08 – 31 Dec 08	1 Jan 08 – 30 Jun 08	1 Jul 07 – 31 Dec 07						
								Retail	Office		
22.2	17.5	16.8	25.4	23.9	25.8	43,506	33,406	5.5	4.7	2,542,000	
16.1	15.3	14.4	17.9	17.3	15.4	8,420	7,372	5.8	4.9	482,000	
23.8	23.0	23.1	22.5	19.4	30.8	6,835	4,987	5.0	5.3	305,000	
30.7	29.2	23.8	41.6	30.4	48.4	6,806	5,060	5.5	4.8	304,000	
15.8	15.2	14.1	15.8	17.0	14.7	5,075	4,502	6.0	5.0	252,000	
12.0	11.9	11.0	11.7	13.0	12.5	2,873	2,466	6.0	5.0	156,000	
17.5	16.4	15.2	15.9	19.7	15.8	2,754	2,856	6.0	5.4	141,000	
13.5	13.2	12.7	12.7	15.5	12.9	2,607	2,164	6.0	5.8	122,000	
17.1	16.7	17.4	17.8	16.2	14.6	2,447	2,187	5.8	5.4	120,000	
18.8	17.5	16.8	13.8	12.9	10.7	2,414	2,163	5.3	5.2	113,000	
15.7	15.2	15.2	11.8	12.5	16.7	2,058	1,829	6.0	5.5	91,000	
7.5	7.3	7.1	8.1	7.6	7.1	540	285	6.2	5.8	26,000	
19.4	17.1	16.2	21.5	19.3	19.9	86,335	69,277			4,654,000	
66.6	65.9	63.4	54.0	89.1	55.3	40,453	38,358	5.1	N/A	2,140,000	
32.0	31.5	30.3	40.3	53.0	37.8	36,726	31,691	5.1	N/A	1,716,000	
29.1	28.6	26.1	30.9	29.3	36.2	9,763	8,360	5.5	6.1	404,000	
26.4	26.4	26.4	N/A	N/A	49.7	1,775	1,649	6.5	N/A	61,000	
29.4	28.4	27.5	31.3	30.9	28.4	1,278	1,054	5.5	N/A	50,000	
28.7	27.6	33.9	83.8	28.9	12.0	907	1,099	6.0	N/A	46,000	
42.2	42.2	43.6	N/A	42.2	N/A	1,050	1,014	6.0	N/A	36,000	
11.0	11.0	11.3	N/A	10.7	20.0	612	524	6.2	N/A	18,000	
40.8	40.3	38.9	45.2	52.1	43.7	92,564	83,749			4,471,000	
26.4	24.5	23.5	26.2	29.4	27.6	178,899	153,026			9,125,000	

Management Discussion and Analysis (Continued)

Operation Review (Continued)

As at 31 December 2008, overall occupancy level was slightly lower at 95.4% compared with 97.0% as at 31 December 2007. Occupancy of the office portfolio and the retail portfolio stood at 94.4% and 97.5% respectively, compared with 96.9% and 97.4% recorded in the same period last year. The drop in occupancy of the office portfolio was mainly attributable to 248 Queen's Road East Property which experienced a decline in occupancy to 93.3% as at 31 December 2008 as compared with 99.7% as at 31 December 2007. Notwithstanding, new leases secured to commence in the second half of the current financial year is expected to raise occupancy to a more satisfactory level.

The Portfolio has a diverse tenant base, with a total of 999 tenancies as at 31 December 2008 (31 December 2007: 1,003). The 10 largest tenants by rental income, which contributed approximately 19.8% of the total rental income in December 2008 (December 2007: 17.5%), occupied approximately 16.3% of the total GRA (2007: 14.5%). No single tenant accounted for more than 3.9% of the total rental income for December 2008 (December 2007: 3.7%).

During the period, the Manager implemented asset upgrade and enhancement programmes to maximise the potential of the Portfolio. Enhancement projects on hand notably include the second phase upgrade of the Sheung Shui Centre Shopping Arcade Property and the retail podium refurbishment at Bonham Trade Centre Property.

On the acquisition front, an announcement was made on 30 October 2008 that the Manager will not proceed with the previous intended acquisition of certain potential properties from HLD for Sunlight REIT ^{note}. The Manager considered that it would not be in the best interest of unitholders to make the acquisition at that point in time given the prevailing market conditions.

Note : Reference is made to the announcement of the Manager dated 16 June 2008 in relation to the making available of certain potential properties by HLD pursuant to the HLD Commitment Letter for the Manager's consideration for acquisition by Sunlight REIT and the announcement dated 30 October 2008 on the decision of not to proceed with the intended acquisition.

Management Discussion and Analysis (Continued)

Financial Review

Sunlight REIT reported a loss after tax of HK\$798.9 million for the Reporting Period. After excluding the reduction in fair value of the Portfolio for the period in the amount of HK\$1,026.0 million and the relevant deferred tax, the underlying profit for the period was HK\$53.1 million.

Highlights

(in HK\$ million, unless otherwise specified)

	Six months ended 31 December 2008	Six months ended 31 December 2007	Change (%)
Turnover	235.5	210.7	11.8
Property operating expenses	56.6	57.7	(1.9)
Net property income	178.9	153.0	16.9
(Loss)/profit after tax	(798.9)	343.9	N/A
Distributable income	101.0	79.0	27.9
Cost-to-income ratio (%)	24.0	27.4	N/A
DPU ^{note} (HK cents)	9.29	7.44	24.9
	As at 31 December 2008	As at 30 June 2008	Change (%)
Portfolio valuation	9,125.0	10,151.0	(10.1)
Total assets	9,625.8	10,795.7	(10.8)
Total liabilities	5,615.2	5,631.3	(0.3)
Net asset value	4,010.5	5,164.4	(22.3)
Net asset value per unit (HK\$)	2.62	3.41	(23.2)
Gearing ratio (%)	41.0	36.6	N/A

Note : A total of 441,642,638 units owned by certain unitholders who agreed to waive their entitlements to distribution for the Reporting Period has been excluded from the calculation of DPU.

Management Discussion and Analysis (Continued)

On the back of an 11.8% year-on-year growth in total revenue coupled with the undertaking of strategic cost containment measures, Sunlight REIT reported net property income of HK\$178.9 million for the Reporting Period, representing a growth of 16.9% from the same period last year. Cost-to-income ratio was 24.0%, a further improvement from 27.4% recorded in the previous interim period. After taking into account certain non-property operating expenses, finance costs and having eliminated the effect of certain non cash items including the reduction in fair value of the Portfolio for the period, the unaudited distributable income amounted to HK\$ 101.0 million.

Savills Valuation and Professional Services Limited, the independent valuer of Sunlight REIT, valued the Portfolio at HK\$9,125.0 million as at 31 December 2008. This represents a decrease of 10.1% and 8.2% from the valuation as at 30 June 2008 (HK\$10,151.0 million) and 31 December 2007 (HK\$9,935.0 million) respectively. In comparison with the valuation as at 30 June 2008 and 31 December 2007, office properties registered a drop of 10.7% and 7.6% respectively, while retail properties recorded a decline of 9.5% and 8.8% respectively.

As at 31 December 2008, Sunlight REIT had in place total loan facilities of HK\$4,050.0 million, of which the HK\$3,950.0 million term loan facility had been fully drawn, while there was a HK\$100.0 million revolving credit facility which remained undrawn. Both the term loan and the revolving credit facilities will mature on 20 December 2011. Such loan facilities were secured by, among others, the investment properties of Sunlight REIT, a floating charge over its bank balances and assignment of proceeds under tenancies. As at 31 December 2008, the gearing ratio of Sunlight REIT, defined as total borrowings as a percentage of gross assets, stood at 41.0%, compared with 36.6% as at 30 June 2008. As the amount drawn down under the term loan facility remained unchanged, the increase in gearing was mainly due to the lower valuation for the Portfolio as assessed by the independent valuer. The gross liabilities (excluding net assets attributable to unitholders) as a percentage of gross assets was 58.3% as at 31 December 2008.

Sunlight REIT has certain interest rate swap arrangements under which interest rates of the term loan have been effectively fixed at a flat rate of 3.5% per annum for the Reporting Period until 30 June 2011. As a result of the fall in Hong Kong Interbank Offer Rates, the value of the swap was recorded as a liability of HK\$134.9 million as at 31 December 2008, compared with a positive value of HK\$87.7 million as at 30 June 2008.

As at 31 December 2008, Sunlight REIT had a total bank and cash balances of HK\$230.2 million. Taking into consideration the current cash position and the unutilised credit facility available, it has sufficient financial resources to satisfy its working capital, distribution payment and capital expenditure requirements.

Management Discussion and Analysis (Continued)

Outlook

The year of 2009 has emerged in an environment of drastic slowdown in business activities, with most of the major economies of the world suffering from negative economic growth. Under such circumstances, the Manager considers 2009 to be a challenging year for the local commercial property market. For Sunlight REIT, this adverse effect is to a certain extent mitigated by its strategic diversification between office and retail properties. In particular, the ongoing trend of decentralisation should lend support to Sunlight REIT's office rental income as tenants continue to capitalise on the significant rental differential between Central and other business districts, while its suburban retail portfolio should be highly resilient given their focus on daily necessities shopping in the vicinity.

Notwithstanding the recent decline in the local commercial leasing market, current market rents of the properties in the Portfolio are still higher than that recorded in our last reversion cycle two to three years ago. Barring unforeseen circumstances, the performance of Sunlight REIT for the current financial year is expected to remain satisfactory.

The Manager's proactive management approach should also prove effective to cushion the adverse impact. While 54.7% and 36.4% of the office and retail portfolio GRA are due for renewal in the current financial year, more than half of such lease expiries have already been committed, thus containing the risk of void rent loss. In the meantime, both operating expenses and capital expenditures will be strictly monitored as the Manager endeavours to maintain the cost-to-income ratio at a competitive level and to conserve funding.

The adverse operating environment provides a good opportunity to further strengthen tenant relationships. In particular, campaigns at our key retail centres to reward loyal patrons will be prominent features in the second half of the financial year. Resources will be re-allocated from traditional promotion activities to subsidising consumption at selective locations with a view to generate direct benefit for our tenants.

Although acquisition remains an integral part of the long term strategy of Sunlight REIT, the Manager is keenly aware of the current economic environment which calls for patience and prudence. As such, a conservative and prudent capital management strategy will be a core management focus going forward in light of the global economic uncertainties.

Board of Directors of the Manager

The Board currently comprises a total of six Directors, consisting of one Executive Director who is also the Chief Executive Officer, two Non-executive Directors (including the Chairman) and three Independent Non-executive Directors.

There is no change in any of the information of directors of the Manager regarding paragraphs (a) to (e) and (g) of rule 13.51(2) of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited since 1 January 2009 and up to the latest practicable date prior to the finalisation of this Interim Report.

As disclosed in the announcement dated 16 January 2009, Mr. Kan Fook Yee (“**Mr. Kan**”), Chairman and Non-executive Director of the Manager, will step down from his current position with effect from 17 February 2009 and Mr. Tse Wai Chuen, Tony (“**Mr. Tse**”) has been appointed as Chairman and Non-executive Director of the Manager with effect from the same date.

Mr. Kan will also cease to be the chairman and member of each of the Investment Committee and the Remuneration and Nomination Committee of the Manager with effect from 17 February 2009 and those positions will be taken up by Mr. Tse with effect from the same date.

The Board would like to take this opportunity to express its sincere gratitude to Mr. Kan for his valuable contributions to the Manager and Sunlight REIT during his tenure of office. The Board would also like to express its warmest welcome to Mr. Tse in joining the Board.

Connected Party Transactions

Set out below is the information in respect of the connected party transactions involving Sunlight REIT and its connected persons as defined in paragraph 8.1 of the Code on Real Estate Investment Trusts (“REIT Code”) during the Reporting Period which are governed by Chapter 8 of the REIT Code, other than those excluded pursuant to waivers granted by the Securities and Futures Commission (“SFC”) :

Connected Party Transactions – Income

Save as disclosed under the section headed “Connected Party Transactions with the Trustee Connected Persons”, the following table sets forth information on all the connected party transactions from which Sunlight REIT derived its income during the Reporting Period :

Name of Connected Person	Relationship with Sunlight REIT ^{note}	Nature of the Connected Party Transactions	Income for the Reporting Period (HK\$'000)	Rental and other deposits received as at 31 December 2008 (HK\$'000)
Henderson Sunlight Asset Management Limited	The Manager	Leasing transactions	1,837	908
Henderson Sunlight Property Management Limited	Associated company of the Manager	Leasing transactions	1,226	590
Henderson Real Estate Agency Limited	Associated company of the Manager	Leasing transactions	275	158
Henderson Real Estate Agency Limited	Associated company of the Manager	Joint effort arrangements	373	—
TOTAL			3,711	1,656

Note : Within the meaning of the REIT Code.

Connected Party Transactions (Continued)

Connected Party Transactions – Expenses

Save as disclosed under the section headed “Connected Party Transactions with the Trustee Connected Persons”, the following table sets forth the information on all connected party transactions in which Sunlight REIT incurred its expenses during the Reporting Period :

Name of Connected Person	Relationship with Sunlight REIT ^{note 1}	Nature of the Connected Party Transactions	Expenses for the Reporting Period (HK\$'000)
Goodwill Management Limited	Associated company of the Manager	Property management and operations	493
Hang Yick Properties Management Limited	Associated company of the Manager	Property management and operations	3,977
Henderson Sunlight Property Management Limited	Associated company of the Manager	Property management services, marketing services and provision of staff	16,424
Megastrength Security Services Co., Ltd	Associated company of the Manager	Carpark management, security services, maintenance and renovation	1,945
Metro City Management Limited	Associated company of the Manager	Property management and operations	964
Sheung Shui Centre Management Limited	Associated company of the Manager	Property management and operations	996
Miramar Hotel & Investment (Express) Limited	Associated company of the Manager and associate of significant holders ^{note 2}	Vehicle leasing	1
Mr. Yam Kam Kwong, Allen	Associate of significant holders ^{note 2}	Legal services	34 ^{note 3}
Express Maintenance Services Limited	Associated company of the principal valuer	Electrical system maintenance services	2
TOTAL			24,836

Notes :

1. Within the meaning of the REIT Code.
2. The significant holders being Uplite Limited and Wintrade Limited.
3. Such amount represents the amount paid or payable to Messrs. Yam & Co., of which Mr. Yam Kam Kwong, Allen is a partner.

Connected Party Transactions (Continued)

Connected Party Transactions with the Trustee Connected Persons

The following tables set forth information on the connected party transactions between Sunlight REIT and the Trustee (and its directors, senior executives, officers, controlling entities, holding companies, subsidiaries and associated companies) and the HSBC Group ^{note 1} (collectively, the “Trustee Connected Persons”) within the meaning given in the REIT Code during the Reporting Period :

Name of Connected Person	Relationship with Sunlight REIT ^{note 2}	Nature of the Connected Party Transactions	Income/Expense for the Reporting Period (HK\$'000)	Rental deposit received as at 31 December 2008 (HK\$'000)
Lease or License Transactions :				
The Hongkong and Shanghai Banking Corporation Limited	Trustee Connected Persons	Leasing transaction ^{note 4}	2,383	1,398
Hang Seng Bank Limited	Trustee Connected Persons	Leasing and licensing transactions ^{note 5}	2,522	1,472
Ordinary Banking and Financial Services ^{note 3} :				
The Hongkong and Shanghai Banking Corporation Limited	Trustee Connected Persons	Interest income received/receivable	1,167	—
The Hongkong and Shanghai Banking Corporation Limited	Trustee Connected Persons	Interest expense and agency charge on bank loan and other bank charges	7,991	—
Hang Seng Bank Limited	Trustee Connected Persons	Interest expense on bank loan and other bank charges	7,781	—
HSBC Insurance Brokers (Asia-Pacific) Limited	Trustee Connected Persons	Insurance brokerage services	5	—

Corporate Finance Transactions :

Both the Manager and the Trustee confirm that during the Reporting Period, there was no corporate finance transaction entered into between the Manager on behalf of Sunlight REIT and the HSBC Group.

Notes :

1. HSBC Group means The Hongkong and Shanghai Banking Corporation Limited and its subsidiaries and, unless otherwise expressly stated herein, excludes the Trustee and its proprietary subsidiaries (being the subsidiaries of the Trustee but excluding those subsidiaries formed in its capacity as the Trustee of Sunlight REIT).
2. Within the meaning of the REIT Code.
3. Ordinary banking and financial services include bank deposits and interest earned therefrom, loan facilities and interest rate swaps including interest and charges paid thereto.
4. For units 1024-31, Sheung Shui Centre Shopping Arcade Property.
5. For unit 211, L2, and signage A8, Metro City Phase I Property.

Connected Party Transactions (Continued)

Other Disclosures

Pursuant to note 2 to Chapter 8.10 of the REIT Code, services provided by the Manager, the Trustee and the principal valuer, namely Savills Valuation and Professional Services Limited, to Sunlight REIT as contemplated under the constitutive documents shall not be deemed connected party transactions. Therefore, such services are not disclosed in the above sections. During the Reporting Period, the aggregate amount of fees payable by Sunlight REIT to the Manager in the form of units and the Trustee under the Trust Deed were approximately HK\$25.7 million and HK\$1.4 million respectively. Further terms regarding the Manager's fees and the Trustee's fee are set out in notes (ii) and (iv) of Note 18 (b) of the Interim Financial Report. Save for the Manager's fees and the Trustee's fee as disclosed above, there is no other service which requires disclosure in this Report.

Disclosure of Interests

The REIT Code requires that connected persons (as defined in paragraph 8.1 of the REIT Code) of Sunlight REIT disclose their interests in units. As well, the provisions of Part XV of the Securities and Futures Ordinance (“SFO”) are deemed by the Trust Deed to apply to each of the Manager itself and a Director or the chief executive of the Manager and to persons interested in or having a short position in units.

Holdings of the Manager and Directors/Chief Executive of the Manager

As at 30 June 2008, the Manager beneficially held 9,504,428 units. On 30 October 2008, 14,257,593 new units were issued to the Manager as payment of the Manager’s fees. With the disposal of 4,643,000 units during the Reporting Period, the Manager beneficially held 19,119,021 units as at 31 December 2008. 819,021 units were further disposed of by the Manager before the latest practicable date prior to the finalisation of this Report. Save as disclosed above, none of the Directors or the chief executive of the Manager was beneficially interested (or deemed to be interested) in units or held any short position in units as at 30 June 2008 and 31 December 2008 as recorded in the register required to be kept by the Manager under Schedule C of the Trust Deed.

Holdings of Substantial Unitholders

The interests and short position in units of every person, other than the Manager and the Directors or chief executive of the Manager as recorded in the register required to be kept by the Manager under Schedule C of the Trust Deed were as follows :

Name	As at 31 December 2008		As at 30 June 2008		Change in % Interest
	Number of Units interested (long position)	% of interest in Units ^{note 1}	Number of Units interested (long position)	% of interest in Units ^{note 1}	
Lee Shau Kee ^{note 2}	461,781,659	30.21	449,205,427	29.67	0.54
Lee Financial (Cayman) Limited ^{note 2}	374,072,708	24.47	374,072,708	24.70	-0.23
Leasons (Cayman) Limited ^{note 2}	374,072,708	24.47	374,072,708	24.70	-0.23
Leeworld (Cayman) Limited ^{note 2}	374,072,708	24.47	374,072,708	24.70	-0.23
Shau Kee Financial Enterprises Limited ^{note 2}	374,072,708	24.47	374,072,708	24.70	-0.23
Uplite Limited ^{note 2}	224,443,625	14.68	224,443,625	14.82	-0.14
Wintrade Limited ^{note 2}	149,629,083	9.79	149,629,083	9.88	-0.09
Henderson Development Limited ^{note 2}	87,708,951	5.74	78,624,358	5.19	0.55
HLD ^{note 2}	87,708,951	5.74	78,624,358	5.19	0.55
Hopkins (Cayman) Limited ^{note 2}	87,708,951	5.74	78,624,358	5.19	0.55
Riddick (Cayman) Limited ^{note 2}	87,708,951	5.74	78,624,358	5.19	0.55
Rimmer (Cayman) Limited ^{note 2}	87,708,951	5.74	78,624,358	5.19	0.55
Silchester International Investors Limited ^{note 3}	272,811,150	17.85	227,897,150	15.05	2.80
Silchester International Investors International Value Equity Trust ^{note 3}	136,730,922	8.95	121,414,922	8.02	0.93

Disclosure of Interests (Continued)

Holdings of Substantial Unitholders (Continued)

Name	As at 31 December 2008		As at 30 June 2008		Change in % Interest
	Number of Units interested (long position)	% of interest in Units ^{note 1}	Number of Units interested (long position)	% of interest in Units ^{note 1}	
Value Partners Group Limited ^{note 4}	—	—	105,349,000	6.96	—
Value Partners Limited ^{note 4}	—	—	105,349,000	6.96	—
Cheah Capital Management Limited ^{note 4}	—	—	105,349,000	6.96	—
Cheah Company Limited ^{note 4}	—	—	105,349,000	6.96	—
Hang Seng Bank Trustee International Limited ^{note 4}	—	—	105,349,000	6.96	—
Cheah Cheng Hye ^{note 4}	—	—	105,349,000	6.96	—
To Hau Yin ^{note 4}	—	—	105,349,000	6.96	—

Notes :

- The percentages expressed are based on the total units in issue of 1,528,453,243 as at 31 December 2008 and 1,514,195,650 as at 30 June 2008 respectively.
- As at 31 December 2008, these units were held by connected persons of Sunlight REIT. Of these units, 224,443,625 units were owned by Uplite Limited and 149,629,083 units were owned by Wintrade Limited. Uplite Limited and Wintrade Limited were wholly-owned subsidiaries of Financial Enterprise Properties Limited which in turn was wholly-owned by Shau Kee Financial Enterprises Limited (“SKFE”). SKFE was wholly-owned by Lee Financial (Cayman) Limited as the trustee of a unit trust, the units of which were held by Leasons (Cayman) Limited and Leeworld (Cayman) Limited as the respective trustees of two discretionary trusts. Lee Financial (Cayman) Limited, Leasons (Cayman) Limited and Leeworld (Cayman) Limited were thus taken to be interested in the total of 374,072,708 units owned by Uplite Limited and Wintrade Limited.

Apart from the above, 40,541,958 units were owned by Cobase Limited, 27,027,972 units were owned by Richful Resources Limited and 20,139,021 units were owned by the Manager. Cobase Limited and Richful Resources Limited were wholly-owned subsidiaries of Brightland Enterprises Limited, and the Manager was a wholly-owned subsidiary of Latco Investment Limited, both of which in turn were wholly-owned by HLD. Henderson Development Limited (“HD”) owned more than one-third of the issued share capital of HLD. HD was wholly-owned by Hopkins (Cayman) Limited as the trustee of a unit trust, the units of which were held by Rimmer (Cayman) Limited and Riddick (Cayman) Limited as the respective trustees of two discretionary trusts.

Under the SFO, Dr. Lee Shau Kee was taken to be interested in all the 461,781,659 units by virtue of being the beneficial owner of the entire issued share capital of the trustees of the above unit trusts and discretionary trusts.
- As at 31 December 2008, the long position of 272,811,150 units were held by Silchester International Investors Limited in its capacity as investment manager of which 136,730,922 units were held by Silchester International Investors International Value Equity Trust.
- On 5 December 2008, Value Partners Group Limited, Value Partners Limited, Cheah Capital Management Limited, Cheah Company Limited, Hang Seng Bank Trustee International Limited, Mr. Cheah Cheng Hye and Ms. To Hau Yin ceased to be substantial unitholders of Sunlight REIT.

Disclosure of Interests (Continued)

Holding of Other Connected Persons

So far as is known to the Manager and save as disclosed above, as at 31 December 2008, the holdings of units of other connected persons (as defined in the REIT Code, subject to the exclusion granted by the SFC) of Sunlight REIT were as follows :

Name of Connected Persons	Number of Units Held	% of Unit Holding ^{note 1}
Au Siu Kee, Alexander ^{note 2}	1,229,000	0.080
Lee King Yue ^{note 3}	50,000	0.003
Lee Pui Ling, Angelina ^{note 4}	2,307	0.0002
Lee Yip Wah, Peter ^{note 5}	11,000	0.0007
Mao Kenneth Ruys ^{note 6}	500,000	0.033
Wong Wing Hoo, Billy ^{note 7}	500,000	0.033
HSBC Group ^{note 8}	453	0.00003

Notes :

1. The percentage expressed is based on the total units in issue of 1,528,453,243 as at 31 December 2008.
2. Mr. Au Siu Kee, Alexander was a connected person by virtue of being a director of HLD and certain of its subsidiaries. Mr. Au held 1,229,000 units jointly with his spouse as at 30 June 2008 and 31 December 2008.
3. Mr. Lee King Yue was a connected person by virtue of being a director of HLD and certain of its subsidiaries. Mr. Lee held 50,000 units as at 30 June 2008 and 31 December 2008.
4. Mrs. Lee Pui Ling, Angelina was a connected person by virtue of being a director of HLD and one of its subsidiaries. Mrs. Lee held 2,307 units as at 30 June 2008 and 31 December 2008.
5. Mr. Lee Yip Wah, Peter was a connected person by virtue of being a director of companies controlled by the family trust of Dr. Lee Chau Kee. Mr. Lee held 11,000 units as at 30 June 2008 and 31 December 2008.
6. Mr. Mao Kenneth Ruys was a connected person by virtue of being a director of a company controlled by the family trust of Dr. Lee Chau Kee. Mr. Mao was interested in 500,000 units as at 30 June 2008 and 31 December 2008.
7. Mr. Wong Wing Hoo, Billy was a connected person by virtue of being a director of certain subsidiaries of HLD. Mr. Wong was interested in 500,000 units as at 30 June 2008 and 31 December 2008.
8. HSBC Group was a connected person by virtue of being controlling entities, holding companies, subsidiaries or associated companies of the Trustee. HSBC Group beneficially held 453 units as at 30 June 2008 and 31 December 2008.

Corporate Governance

The Manager commits to the highest level of corporate governance practices and procedures. Good corporate governance relies on an optimal mix of checks and balances and has a strong emphasis on high transparency to and alignment of interests with unitholders. The Manager has adopted a compliance manual (the “**Compliance Manual**”) which sets out the key processes, systems, measures, corporate governance policies and other policies and procedures governing the management and operation of Sunlight REIT. Compliance by the Manager with the Compliance Manual ensures that the relevant regulations and legislations are duly observed.

During the Reporting Period, the Manager has complied with the provisions of the Compliance Manual.

Authorisation Structure

Sunlight REIT is a collective investment scheme authorised by the SFC under section 104 of the SFO and regulated by the provisions of the REIT Code. The Manager has been authorised by the SFC under section 116 of the SFO to conduct the regulated activity of asset management. The Manager has three persons who are approved as responsible officers pursuant to the requirements of section 125 of the SFO and paragraph 5.4 of the REIT Code.

The Trustee is registered as a trust company under section 77 of the Trustee Ordinance (Cap. 29) and is qualified to act as a trustee for collective investment schemes authorised under the SFO pursuant to the REIT Code.

Compliance with the Dealings Code

The Manager has also adopted a code governing dealings in units by Directors of the Manager (the “**Dealings Code**”). The Manager has made specific enquiry of all Directors, and the Directors confirmed that they have complied with the required standard as set out in the Dealings Code throughout the Reporting Period. The Manager is subject to the same dealing requirements as the Directors (*mutatis mutandis*). Similar dealing requirements are also applicable to the senior executives, officers and other employees of the Manager.

Review of Interim Report

The Interim Report of Sunlight REIT for the Reporting Period has been reviewed by the Audit Committee and the Disclosures Committee in accordance with their respective terms of references. The interim financial report has also been reviewed by the auditor in accordance with Hong Kong Standard on Review Engagements 2410 “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” issued by the Hong Kong Institute of Certified Public Accountants.

Corporate Governance (Continued)

Conflicts of Interests

The Manager and Henderson Sunlight Property Management Limited (the “**Property Manager**”) are both indirect wholly-owned subsidiaries of HLD, an executive director of which is a non-executive director of the Manager. SKFE, HLD and the Manager have interest in the units.

SKFE, HLD, their respective subsidiaries and associates are engaged in, and/or may be engaged in, amongst other things, the development and management of retail, office and other properties in Hong Kong and elsewhere, as well as investments in such properties.

As a wholly-owned subsidiary of HLD, the Manager may experience conflicts of interests in connection with any potential acquisitions from or other transactions with HLD or its affiliates, and in agreeing the terms of such potential acquisitions or transactions. There can be no assurance that SKFE, HLD, their subsidiaries and associates will direct attractive investment opportunities to Sunlight REIT. They may direct such opportunities to other entities, including other affiliates of SKFE or HLD.

The Manager and the Property Manager may also experience conflicts of interests in relation to the other activities of HLD and its affiliates at an operational level in connection with identifying and competing for potential tenants and procuring services.

The Manager may also experience conflicts of interest in its role in overseeing the provision of services by the Property Manager pursuant to the Property Management Agreement.

Potential conflicts of interest may also arise in relation to tenancy related matters, acquisitions, disposals or other transactions of Sunlight REIT in the event that any director, senior executive or other officer of the Manager or Property Manager is also a shareholder or director of (or of the holding company of) a tenant or potential tenant or a competitor or potential competitor of Sunlight REIT or of a counterparty or potential counterparty of any transactions or potential transactions of Sunlight REIT.

Public Float

As far as the Manager is aware, more than 25% of the issued and outstanding units were held in public hands as at 31 December 2008.

New Units Issued

Except for an aggregate of 14,257,593 units issued to the Manager as payment of the Manager’s fees, there was no other new units issued during the Reporting Period.

Repurchase, Sale or Redemption of Units

Under the Trust Deed, the Manager is not permitted to repurchase or redeem any of the units in Sunlight REIT until permitted to do so by the relevant codes and guidelines issued by the SFC from time to time. According to the circular dated 31 January 2008 issued by the SFC in relation to on-market unit repurchases by SFC-authorized REITs, a specific approval or a general mandate may be obtained from unitholders for on-market unit repurchases. No such approval or general mandate has been obtained from the unitholders of Sunlight REIT.

During the Reporting Period, there was no purchase, sale or redemption of the units by Sunlight REIT or its wholly owned and controlled entities.

Consolidated income statement

for the six months ended 31 December 2008 – unaudited
(Expressed in Hong Kong dollars)

		Six months ended 31 December	
		2008	2007
		\$'000	\$'000
	Note		
Turnover	4	235,471	210,694
Property operating expenses	5	(56,572)	(57,668)
Net property income		178,899	153,026
Other income		3,269	4,954
Administrative expenses		(32,057)	(27,405)
(Decrease)/increase in fair value of investment properties	9	(1,026,000)	377,000
(Loss)/profit from operations		(875,889)	507,575
Finance costs on interest bearing liabilities	6(a)	(92,142)	(91,171)
(Loss)/profit before taxation and transactions with unitholders	6	(968,031)	416,404
Income tax	7	169,146	(72,502)
(Loss)/profit after taxation and before transactions with unitholders		(798,885)	343,902

The notes on pages 27 to 43 form part of this interim financial report.

Consolidated balance sheet

at 31 December 2008

(Expressed in Hong Kong dollars)

	Note	31 December 2008 (Unaudited) \$'000	30 June 2008 (Audited) \$'000
Non-current assets			
Fixed assets			
– Investment properties	9	9,125,000	10,151,000
– Other fixed assets		13	14
		9,125,013	10,151,014
Deferred tax assets		182	—
Reimbursement rights	10	203,932	203,932
Derivative financial instruments	11	—	87,730
		9,329,127	10,442,676
Current assets			
Trade and other receivables	12	39,848	118,565
Pledged deposits	14	230,043	227,733
Cash at bank and in hand		135	116
Tax recoverable		26,604	6,627
		296,630	353,041
Total assets		9,625,757	10,795,717
Current liabilities			
Tenants' deposits		(113,357)	(106,956)
Rent receipts in advance		(3,547)	(2,650)
Trade and other payables	13	(71,533)	(52,991)
Current taxation		(4,204)	(9,180)
		(192,641)	(171,777)
Net current assets		103,989	181,264
Total assets less current liabilities		9,433,116	10,623,940

Consolidated balance sheet (Continued)

at 31 December 2008

(Expressed in Hong Kong dollars)

	Note	31 December 2008 (Unaudited) \$'000	30 June 2008 (Audited) \$'000
Non-current liabilities, excluding net assets attributable to unitholders			
Secured bank borrowings	14	(3,937,972)	(3,935,930)
Deferred tax liabilities		(1,349,673)	(1,523,640)
Derivative financial instruments	11	(134,927)	—
		(5,422,572)	(5,459,570)
Total liabilities, excluding net assets attributable to unitholders			
		(5,615,213)	(5,631,347)
NET ASSETS ATTRIBUTABLE TO UNITHOLDERS			
		4,010,544	5,164,370
Number of units in issue	15	1,528,453,243	1,514,195,650
Net asset value attributable to unitholders per unit		\$2.62	\$3.41

The notes on pages 27 to 43 form part of this interim financial report.

Consolidated statement of changes in net assets attributable to unitholders

for the six months ended 31 December 2008 – unaudited
(Expressed in Hong Kong dollars)

		Six months ended 31 December	
		2008	2007
		\$'000	\$'000
	Note		
At the beginning of the period		5,164,370	4,754,722
Distribution paid to unitholders		(179,748)	(141,843)
Issuance of units to Manager during the period	15	27,133	25,798
(Loss)/profit after taxation and before transactions with unitholders		(798,885)	343,902
Change in fair value of cash flow hedge		(202,326)	(176,929)
At the end of the period		4,010,544	4,805,650

The notes on pages 27 to 43 form part of this interim financial report.

Distribution statement

for the six months ended 31 December 2008 - unaudited
(Expressed in Hong Kong dollars)

		Six months ended 31 December	
		2008	2007
		\$'000	\$'000
	Note		
(Loss)/profit after taxation and before transactions with unitholders		(798,885)	343,902
Adjustments:			
– Decrease/(increase) in fair value of investment properties	9	1,026,000	(377,000)
– Manager's fees paid or payable in the form of units	6(b)	25,669	23,707
– Non-cash finance costs on interest bearing liabilities		22,373	21,402
– Deferred tax		(174,150)	66,950
		899,892	(264,941)
Total distributable income (note (i))		101,007	78,961
Distribution per unit:			
– Before adjusting for distribution waivers (notes (ii) and (iii))		6.61 cents	5.25 cents
– After adjusting for distribution waivers (notes (ii) and (iv))		9.29 cents	7.44 cents

Distribution statement (Continued)

for the six months ended 31 December 2008 - unaudited
(Expressed in Hong Kong dollars)

Notes:

- (i) Pursuant to the REIT Code and the Trust Deed, Sunlight REIT is in any event required to ensure that the total amounts distributed or distributable to unitholders shall be no less than 90% of annual distributable income for each financial year. The current policy of Henderson Sunlight Asset Management Limited, the Manager of Sunlight REIT, is to distribute to unitholders 100% of Sunlight REIT's annual distributable income for each financial year.
- (ii) Pursuant to two Deeds of Distribution Waiver dated 2 December 2006 as disclosed in Sunlight REIT's offering circular dated 8 December 2006, certain unitholders who subscribed for a total of 441,642,638 units have agreed to waive their entitlement, in varying extents, to receive distributions from Sunlight REIT in respect of any period up to 30 June 2011 and have agreed to, where applicable, make payments to Sunlight REIT in case they have disposed of these original units subscribed under the initial public offering of Sunlight REIT. According to the register of unitholders maintained by the Unit Registrar, these unitholders did not dispose of such units during the period.
- (iii) The distribution per unit, before adjusting for distribution waivers as mentioned in (ii) above, of 6.61 cents (2007: 5.25 cents), is calculated by dividing the total distributable income for the period of \$101,007,000 (2007: \$78,961,000) by 1,528,453,243 units in issue as at 31 December 2008 (2007: 1,503,341,222 units).
- (iv) The distribution per unit, after adjusting for distribution waivers as mentioned in (ii) above, of 9.29 cents (2007: 7.44 cents), is calculated by dividing the total distributable income for the period of \$101,007,000 (2007: \$78,961,000) by 1,086,810,605 units (2007: 1,061,698,584 units), which is arrived as follows:

	2008	2007
Units in issue as at 31 December	1,528,453,243	1,503,341,222
Less: Units held by the unitholders as at 31 December who agreed to waive their entitlement to distribution for the period	(441,642,638)	(441,642,638)
	1,086,810,605	1,061,698,584

The notes on pages 27 to 43 form part of this interim financial report.

Condensed consolidated cash flow statement

for the six months ended 31 December 2008 - unaudited
(Expressed in Hong Kong dollars)

	Six months ended 31 December	
	2008 \$'000	2007 \$'000
Net cash generated from operating activities	250,008	132,437
Net cash generated from investing activities	2,975	64,759
Net cash used in financing activities	(250,654)	(210,691)
Net increase/(decrease) in cash and cash equivalents for the period	2,329	(13,495)
Cash and cash equivalents at the beginning of the period	227,849	210,763
Cash and cash equivalents at the end of the period	230,178	197,268
Analysis of the balances of cash and cash equivalents:		
Pledged deposits	230,043	197,173
Cash at bank and in hand	135	95
	230,178	197,268

The notes on pages 27 to 43 form part of this interim financial report.

Notes on the Interim Financial Report

(Expressed in Hong Kong dollars)

1. General

Sunlight REIT is a Hong Kong collective investment scheme constituted as a unit trust by the Trust Deed entered into among Uplite Limited, as the settlor, Henderson Sunlight Asset Management Limited, as the manager of Sunlight REIT (the “**Manager**”), and HSBC Institutional Trust Services (Asia) Limited, as the trustee of Sunlight REIT (the “**Trustee**”) on 26 May 2006 (as amended by the supplemental deeds dated 1 June 2006 and 28 November 2006 respectively) and is authorised under section 104 of the Securities and Futures Ordinance. Sunlight REIT is listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “**SEHK**”).

The principal activity of Sunlight REIT and its subsidiaries (collectively referred to as the “**Group**”) is to own and invest in income-producing office and retail properties in Hong Kong with the objective of producing stable and sustainable distributions to unitholders and to achieve long term growth in the net asset value per unit. It has its principal place of business at 30th Floor, 248 Queen’s Road East, Wan Chai, Hong Kong.

The interim financial report was authorised for issuance on 11 February 2009.

2. Basis of preparation

The interim financial report has been prepared in accordance with the applicable disclosure provisions of Code on Real Estate Investment Trusts (the “**REIT Code**”), the Rules Governing the Listing of Securities (the “**Listing Rules**”) on the SEHK and the same accounting policies as those adopted in the 2007/08 annual financial statements, including compliance with Hong Kong Accounting Standard (“**HKAS**”) 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (“**HKICPA**”).

This interim financial report is unaudited, but has been reviewed by KPMG in accordance with Hong Kong Standard on Review Engagements 2410 “Review of interim financial information performed by the independent auditor of the entity”, issued by the HKICPA. KPMG’s independent review report to the board of directors of the Manager is included on page 44.

The preparation of the interim financial report in conformity with HKAS 34 requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses on a year to date basis. Actual results may differ from these estimates.

Notes on the Interim Financial Report (Continued)

(Expressed in Hong Kong dollars)

2. Basis of preparation (Continued)

This interim financial report contains condensed consolidated financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Group since the 2007/08 annual financial statements. The interim financial report and notes thereon do not include all of the information required for a full set of financial statements prepared in accordance with Hong Kong Financial Reporting Standards (“**HKFRSs**”).

The financial information relating to the financial year ended 30 June 2008 that is included in the interim financial report does not constitute the Sunlight REIT’s statutory financial statements for that financial year but is derived from those financial statements. Statutory financial statements for the financial year ended 30 June 2008 are available from the Sunlight REIT’s registered office. The auditor has expressed an unqualified opinion on those financial statements in their report dated 17 September 2008.

The new and revised HKFRSs that will be effective or are available for voluntary early adoption in the annual financial statements for the year ending 30 June 2009 may be affected by the issue of additional interpretations or other changes announced by the HKICPA subsequent to the date of this interim financial report. Therefore the policies that will be applied in the Group’s financial statements for that period cannot be determined with certainty at the date of issuance of this interim financial report. The Group has not applied any new standards or interpretations that are not yet effective for the current accounting period (see note 20).

Notes on the Interim Financial Report (Continued)

(Expressed in Hong Kong dollars)

3. Segment reporting

	Six months ended 31 December					
	2008 (Unaudited)			2007 (Unaudited)		
	Office properties \$'000	Retail properties \$'000	Total \$'000	Office properties \$'000	Retail properties \$'000	Total \$'000
Turnover						
– rental income	90,821	97,187	188,008	73,163	90,558	163,721
– car park income	1,477	8,064	9,541	1,585	7,969	9,554
– rental related income	20,701	17,221	37,922	19,967	17,452	37,419
	112,999	122,472	235,471	94,715	115,979	210,694
Property operating expenses	(26,664)	(29,908)	(56,572)	(25,438)	(32,230)	(57,668)
Net property income	86,335	92,564	178,899	69,277	83,749	153,026
Administrative expenses	(10,446)	(9,987)	(20,433)	(8,885)	(9,334)	(18,219)
Segment results	75,889	82,577	158,466	60,392	74,415	134,807
(Decrease)/increase in fair value of investment properties	(559,000)	(467,000)	(1,026,000)	329,000	48,000	377,000
Finance costs on interest bearing liabilities			(92,142)			(91,171)
Income tax			169,146			(72,502)
Unallocated administrative expenses, net of unallocated other income			(8,355)			(4,232)
(Loss)/profit after taxation and before transactions with unitholders			(798,885)			343,902
Depreciation	1	—	1	—	—	—

Notes on the Interim Financial Report (Continued)

(Expressed in Hong Kong dollars)

4. Turnover

Turnover represents gross income generated from leasing of investment properties. The amount of each significant category of revenue recognised in turnover during the period is as follows:

	Six months ended 31 December	
	2008 (Unaudited) \$'000	2007 (Unaudited) \$'000
Rental income	188,008	163,721
Car park income	9,541	9,554
Rental related income	37,922	37,419
	235,471	210,694

5. Property operating expenses

	Six months ended 31 December	
	2008 (Unaudited) \$'000	2007 (Unaudited) \$'000
Building management fees	24,416	23,014
Property Manager's fees	15,504	15,241
Government rent and rates	5,484	7,034
Marketing and promotion expenses	3,921	5,277
Car park operating costs (note)	3,390	3,281
Other direct costs	3,857	3,821
	56,572	57,668

Note: Included Property Manager's fees of \$920,000 (2007: \$856,000).

Notes on the Interim Financial Report (Continued)

(Expressed in Hong Kong dollars)

6. (Loss)/profit before taxation and transactions with unitholders

(Loss)/profit before taxation and transactions with unitholders is arrived at after charging/(crediting):

	Six months ended 31 December	
	2008 (Unaudited) \$'000	2007 (Unaudited) \$'000
(a) Finance costs on interest bearing liabilities:		
Interest on borrowings	90,025	89,060
Other borrowing costs	2,117	2,111
	92,142	91,171

The total amount represents finance costs on interest bearing liabilities wholly repayable after two years but within five years (note 14), whereas other borrowing costs represent the amortisation of the upfront payments for the interest rate swaps and various financing charges.

	Six months ended 31 December	
	2008 (Unaudited) \$'000	2007 (Unaudited) \$'000
(b) Other items:		
Interest income	(3,269)	(4,954)
Manager's fees	25,669	23,707
Property Manager's fees	16,424	16,097
Trustee's remuneration	1,391	1,420
Auditor's remuneration		
– Audit services	630	750
– Other services	370	370
Valuation fees	425	150
Other legal and professional fees	1,756	1,127
Bank charges	212	242

Sunlight REIT did not appoint any director and the Group did not engage any employee during the period. No employee benefit expense has been incurred in the period accordingly.

Notes on the Interim Financial Report (Continued)

(Expressed in Hong Kong dollars)

7. Income tax

	Six months ended 31 December	
	2008 (Unaudited) \$'000	2007 (Unaudited) \$'000
Current tax - Provision for Hong Kong Profits Tax		
Provision for the period	6,834	5,552
Over-provision in respect of prior years	(1,830)	—
	5,004	5,552
Deferred tax		
Origination and reversal of temporary differences in respect of:		
- Change in fair value of investment properties	(173,978)	63,000
- Others	(172)	3,950
	(174,150)	66,950
	(169,146)	72,502

Provision for Hong Kong Profits Tax has been made at 16.5% (2007: 17.5%) on the estimated assessable profits for the period.

8. (Loss)/earnings per unit before transactions with unitholders

The basic loss per unit before transactions with unitholders for the six months ended 31 December 2008 amounted to \$0.53 (2007: earning per unit of \$0.23). The calculation of basic (loss)/earnings per unit before transactions with unitholders is based on the Group's loss after taxation and before transactions with unitholders of \$798,885,000 (2007: profit of \$343,902,000) and the weighted average of 1,519,077,326 units (2007: 1,495,737,431 units) in issue during the period.

Diluted (loss)/earnings per unit before transactions with unitholders for the six months ended 31 December 2008 and 2007 are not presented as there was no potential dilution of (loss)/earnings per unit before transactions with unitholders.

Notes on the Interim Financial Report (Continued)

(Expressed in Hong Kong dollars)

9. Investment properties

	31 December 2008 (Unaudited) \$'000	30 June 2008 (Audited) \$'000
Balance at 1 July 2008 / 2007	10,151,000	9,558,000
Additions	—	2,861
(Decrease)/increase in fair value	(1,026,000)	590,139
Balance at 31 December 2008 / 30 June 2008	9,125,000	10,151,000

- (a) The investment properties were revalued at 31 December 2008 by Savills Valuation and Professional Services Limited who have among their staff Fellows of The Hong Kong Institute of Surveyors with recent experience in the location and category of property being valued, on an open market value basis in their existing states by means of capitalisation of the net income allowing for reversionary income potential and by reference to comparable market transactions.
- (b) The analysis of the fair value of investment properties is as follows:

	31 December 2008 (Unaudited) \$'000	30 June 2008 (Audited) \$'000
In Hong Kong		
– long leases	4,255,000	4,771,000
– medium-term leases	4,870,000	5,380,000
	9,125,000	10,151,000

- (c) The Group's investment properties have been mortgaged to secure banking facilities granted to the Group (note 14).

10. Reimbursement rights

The amount represents the reimbursement rights recognised pursuant to the tax indemnity provided by the vendors (comprising subsidiaries of Shau Kee Financial Enterprise Limited, Henderson Land Development Company Limited, Henderson Investment Limited, Henderson Development Limited and Jetwin International Limited), to the extent of certain relevant deferred tax liabilities recognised in the subsidiaries as at 21 December 2006, the date of acquisition.

Notes on the Interim Financial Report (Continued)

(Expressed in Hong Kong dollars)

11. Derivative financial instruments

	31 December 2008 (Unaudited) \$'000	30 June 2008 (Audited) \$'000
Interest rate swaps – cash flow hedges	(134,927)	87,730

The Group uses interest rate swaps to hedge the exposure to movements in interest rates in relation to its floating rate term loan by swapping from floating rate to fixed rate. The Manager considers that the interest rate swaps are highly effective hedging instruments. Major terms of the interest rate swaps are set out below:

Notional amount	Maturity	Swaps
\$3,950,000,000	30 June 2011	From Hong Kong Interbank Offered Rate plus 0.45% per annum to a fixed rate of 3.0% per annum for the period from 21 December 2006 to 30 June 2007 and 3.5% per annum throughout the remaining period of the interest rate swaps

The above derivatives are measured at fair value at the balance sheet date. Their fair values are determined based on the discounted cash flow model.

12. Trade and other receivables

	31 December 2008 (Unaudited) \$'000	30 June 2008 (Audited) \$'000
Rental receivables	23,394	19,375
Deposits and prepayments	15,338	6,925
Other receivables	944	553
Amounts due from related companies	172	91,712
	39,848	118,565

\$5,307,000 (30 June 2008: \$5,100,000) included in deposits and prepayments is expected to be recovered after more than one year. Apart from the above, all of the balances are expected to be recovered within one year.

Notes on the Interim Financial Report (Continued)

(Expressed in Hong Kong dollars)

12. Trade and other receivables (Continued)

The ageing analysis of rental receivables is as follows:

	31 December 2008 (Unaudited) \$'000	30 June 2008 (Audited) \$'000
Current	16,979	13,956
Less than 1 month overdue	4,487	4,637
More than 1 month and up to 3 months overdue	945	483
More than 3 months and up to 6 months overdue	440	122
More than 6 months overdue	543	177
	23,394	19,375

The Group has no significant concentrations of credit risk. The Manager is of the opinion that monthly rents in respect of leasing properties are received in advance and there is no specific credit terms given to the tenants. Sufficient rental deposits are held to cover potential exposure to credit risk.

The amounts due from related companies are unsecured, interest-free and have no fixed terms of repayment.

13. Trade and other payables

	31 December 2008 (Unaudited) \$'000	30 June 2008 (Audited) \$'000
Creditors and accrued charges	26,863	29,130
Manager's fees payable	12,875	14,339
Amounts due to related companies	31,795	9,522
	71,533	52,991

All creditors and accrued charges are due within one month or on demand and expected to be settled within one year.

Manager's fees payable is due within four months and payable in the form of units.

The amounts due to related companies are unsecured, interest-free and have no fixed terms of repayment except for the amount due to the Trustee of \$664,000 (30 June 2008: \$783,000) which is due within 30 days.

Notes on the Interim Financial Report (Continued)

(Expressed in Hong Kong dollars)

14. Secured bank borrowings

The bank loan was repayable as follows:

	31 December 2008 (Unaudited) \$'000	30 June 2008 (Audited) \$'000
After 2 years but within 5 years	3,937,972	3,935,930

The Group has been granted two facilities in the aggregate amount of \$4,050,000,000 before transaction costs, comprising a \$3,950,000,000 term loan and a \$100,000,000 revolving credit facility, both for a five-year term from the first date of drawdown under the term loan or revolving credit facility, whichever is earlier, under the banking facility agreements. Of both facilities, the term loan was fully drawn down by the Group on 21 December 2006. The Group also entered into the interest rate swaps on 21 December 2006. Details regarding the swap facility are set out in note 11.

Bank borrowings under the term loan and revolving credit facilities are guaranteed on a joint and several basis by the Trustee and Sunlight REIT Holding Limited, the holding company of all other subsidiaries of the Group, and are also secured by, among others, the followings:

- mortgages over the investment properties with a fair value of \$9,125,000,000 as at 31 December 2008 (30 June 2008: \$10,151,000,000) (note 9);
- floating charge over bank balances of \$76,693,000 (30 June 2008: \$57,413,000) and \$153,350,000 (30 June 2008: \$170,320,000) in bank accounts maintained respectively with The Hongkong and Shanghai Banking Corporation Limited and other banks in the name of Sunlight REIT Treasury Limited, a subsidiary of the Group;
- assignment of rental income and all other proceeds arising from and including all rights, title and interest under all tenancy agreements relating to each of the investment properties; and
- first fixed charge over all present and future rights, title and interest in and to, all present and future shares in Sunlight REIT Finance Limited and Sunlight REIT Holding Limited, both being subsidiaries of the Group, and dividends and distributions thereof.

The effective interest rate of the bank borrowings at the balance sheet date was 4.52% (30 June 2008: 4.47%). The carrying amounts of the bank borrowings approximate their fair value.

Notes on the Interim Financial Report (Continued)

(Expressed in Hong Kong dollars)

15. Units in issue

	Number of units	
	31 December 2008 (Unaudited)	30 June 2008 (Audited)
At 1 July 2008 / 2007	1,514,195,650	1,491,778,433
Issuance of units during the period / year	14,257,593	22,417,217
At 31 December 2008 / 30 June 2008	1,528,453,243	1,514,195,650

Details of units issued on 30 October 2008 as payment of the Manager's fees are as follows:

Payment of the Manager's fees for the period	Average issue price per unit determined based on the Trust Deed \$	Aggregate issue price \$'000	Number of units issued
1 April 2008 to 30 June 2008	1.9807	11,967	6,041,879
Adjustment of Manager's fees for the financial year 2007/08	1.8141	2,372	1,307,535
1 July 2008 to 30 September 2008	1.8520	12,794	6,908,179
		27,133	14,257,593

16. Capital commitments

Capital commitments outstanding as at 31 December 2008 not provided for in the interim financial report are as follows:

	31 December 2008 (Unaudited) \$'000	30 June 2008 (Audited) \$'000
Contracted for	8,159	8,632
Authorised but not contracted for	33,851	27,224
	42,010	35,856

Notes on the Interim Financial Report (Continued)

(Expressed in Hong Kong dollars)

17. Contingent liabilities

As at the balance sheet date, the Group has provided a guarantee to a commercial bank to secure facility granted to a subsidiary to issue bank guarantees in lieu of deposit to electricity companies in the total amount of \$4,685,000 (30 June 2008: \$4,685,000).

18. Connected party transactions and material related party transactions

During the period, the Group entered into the following transactions with certain connected and related parties, as defined under the REIT Code and HKAS 24 “Related Party Disclosures”:

(a) Nature of relationship with connected/related parties

Connected/related party	Relationship with the Group
Shau Kee Financial Enterprises Limited and other members of its group (collectively referred to as “ SKFE Group ”)	Significant holders of Sunlight REIT and their associates
Henderson Land Development Company Limited and other members of its group (collectively referred to as “ HLD Group ”)	Connected persons of SKFE Group, the Manager and the Property Manager
Henderson Development Limited and other members of its group (collectively referred to as “ HD Group ”)	Connected persons of SKFE Group and holding company of HLD Group
HSBC Institutional Trust Services (Asia) Limited (the “ Trustee ”)	The Trustee of Sunlight REIT
HSBC Holdings plc and its associates and other members of its group (collectively referred to as “ HSBC Group ”)	Connected persons of the Trustee
Henderson Sunlight Asset Management Limited (the “ Manager ”)	The Manager of Sunlight REIT and a member of HLD Group
Henderson Sunlight Property Management Limited (the “ Property Manager ”)	The Property Manager of Sunlight REIT and a member of HLD Group
Savills Valuation and Professional Services Limited and other members of its group (collectively referred to as “ Savills Group ”)	The Principal Valuer of Sunlight REIT

Notes on the Interim Financial Report (Continued)

(Expressed in Hong Kong dollars)

18. Connected party transactions and material related party transactions (Continued)

(a) Nature of relationship with connected/related parties (Continued)

Connected/related party	Relationship with the Group
Yam & Co (“YC”)	Connected persons of the Manager
Yung, Yu, Yuen & Co (“YYY”)	Connected persons of HLD Group

YC and YYY are considered connected persons of the Manager or HLD Group as one of their respective partners is an associate of a director or the connected persons of the Manager.

(b) Transactions with connected/related parties

	Six months ended 31 December	
	2008 (Unaudited) \$'000	2007 (Unaudited) \$'000
Rental and rental related income received/receivable from (note (i)):		
– HLD Group	3,338	3,833
– HSBC Group	4,905	4,700
Property management expenses and bank charges paid/payable to (note (i)):		
– HLD Group	(8,376)	(8,116)
– HSBC Group	(44)	(46)
Manager’s fees (note (ii))	(25,669)	(23,707)
Property Manager’s fees (note (iii))	(16,424)	(16,097)
Trustee’s fee (note (iv))	(1,391)	(1,420)

Notes on the Interim Financial Report (Continued)

(Expressed in Hong Kong dollars)

18. Connected party transactions and material related party transactions (Continued)

(b) Transactions with connected/related parties (Continued)

	Six months ended 31 December	
	2008 (Unaudited) \$'000	2007 (Unaudited) \$'000
Interest expenses and agency charge on bank loans paid/payable to (note (v)):		
– HSBC Group	(15,728)	(22,271)
Interest received/receivable under the interest rate swaps (note (11)):		
– HSBC Group	262	29,573
Interest income on bank deposits received/receivable from (note (i)):		
– HSBC Group	905	2,808
Insurance expenses paid/payable to (note (i)):		
– HSBC Group	(5)	(6)
Valuation fee and other charges paid/payable to (note (i)):		
– Savills Group	(427)	(150)
Promotion income received/receivable from (note (i)):		
– HLD Group	373	215
Professional fee paid/payable to (note (i)):		
– YC	(34)	(247)
– YYY	—	(1)

Notes on the Interim Financial Report (Continued)

(Expressed in Hong Kong dollars)

18. Connected party transactions and material related party transactions (Continued)

(b) Transactions with connected/related parties (Continued)

Notes:

- (i) These transactions were carried out on normal commercial terms and in the ordinary course of business.
- (ii) The Manager's fees are calculated as the aggregate of a base fee of 0.4% per annum of the value of all the properties of Sunlight REIT and a variable fee of 3% per annum of Sunlight REIT's Net Property Income (as defined in the Trust Deed). For the period from 21 December 2006 (date of listing) to 30 June 2011, the Manager's fees shall be paid to the Manager in the form of units. Accordingly, units were issued to the Manager during the period in this connection.
- (iii) Under the property management agreement entered into between the Manager and the Property Manager dated 29 November 2006 (the "Property Management Agreement"), the Property Manager is entitled to receive a fee of 3% per annum of the Gross Property Revenue (as defined in the Property Management Agreement).

The Property Manager is also entitled to receive a commission equivalent to:

- one month's base rent for securing a tenancy of three years or more;
- one-half month's base rent for securing a tenancy of less than three years;
- one-half month's base rent for securing a renewal of tenancy irrespective of the duration of the renewal term; and
- 10% of the total licence fee for securing a licence for a duration of less than 12 months.

In addition to the above fees, the Property Manager is also reimbursed by relevant property companies for staff costs incurred for the management of properties of Sunlight REIT.

- (iv) The Trustee is entitled to receive a remuneration of 0.03% per annum on the first \$5 billion on the total assets of Sunlight REIT, 0.025% per annum on the next \$5 billion on the total assets of Sunlight REIT and 0.02% per annum on the balance, subject to minimum fees of \$50,000 per month.
- (v) Interest expenses are calculated on the outstanding loan balance by reference to the interest rate as set out in note 14.

Notes on the Interim Financial Report (Continued)

(Expressed in Hong Kong dollars)

18. Connected party transactions and material related party transactions (Continued)

(c) Balances with connected/related parties are as follows:

	31 December 2008 (Unaudited) \$'000	30 June 2008 (Audited) \$'000
Net amount due from/(to):		
– HLD Group	(45,385)	(9,546)
– HSBC Group	(805,318)	(824,102)
– SKFE Group	—	69,254
– HD Group	—	7,514
– Savills Group	(478)	(852)
– YC	(101)	(93)

19. Critical accounting estimates and judgements

The key sources of estimation and critical accounting judgements in applying the Group's accounting policies are described below.

(a) Valuation of investment properties

In arriving at the fair value of the investment properties, the Manager have considered information from different sources, including a valuation performed by an independent firm of professional valuers after taking into consideration the net rental income allowing for reversionary income potential, and other available market survey reports.

The assumptions adopted in the property valuations are based on the market conditions existing at the balance sheet date, with reference to current market sales prices and the appropriate capitalisation rate.

(b) Recognition of deferred tax assets

At 31 December 2008, the Group has recognised a deferred tax asset in relation to the unused tax losses amounting to approximately \$132,878,000 (30 June 2008: \$118,467,000). The realisability of the deferred tax asset mainly depends on whether it is probable that future taxable profits or taxable temporary differences will be available against which the asset can be utilised. In cases where the actual future taxable profits or taxable temporary differences generated are less than expected, a reversal of deferred tax asset may arise, which will be recognised in profit or loss for the period in which such a reversal takes place.

Notes on the Interim Financial Report (Continued)

(Expressed in Hong Kong dollars)

20. Possible impact of amendments, new standards and new interpretations issued but not yet effective for the annual accounting period ending 30 June 2009

Up to the date of issue of this interim financial report, the HKICPA has issued a number of amendments, new standards and new interpretations which are not yet effective for the annual accounting period ending 30 June 2009.

The Manager is in the process of making an assessment of what the impact of these amendments, new standards and new interpretations, which are not yet effective for the annual accounting period ended 30 June 2009 and which have not been adopted in this interim financial report, is expected to be in the period of initial application. So far it has concluded that the adoption of them is unlikely to have a significant impact on the Group's results of operations and financial position.

In addition, the following developments may result in new or amended presentation and disclosures in the financial statements:

		Effective for accounting periods beginning on or after
HKFRS 8	Operating segments	1 January 2009
HKAS 1 (Revised)	Presentation of financial statements	1 January 2009
Amendments to HKAS 32 and HKAS 1	Puttable financial instruments and obligations arising on liquidation	1 January 2009

Auditor's Review Report

Independent review report to the board of directors of Henderson Sunlight Asset Management Limited (the "Manager")

Introduction

We have reviewed the interim financial report sets out on pages 20 to 43 which comprises the consolidated balance sheet of Sunlight REIT as at 31 December 2008 and the consolidated income statement, the consolidated statement of changes in net assets attributable to unitholders, the distribution statement and the condensed consolidated cash flows statement for the six months period then ended and explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of an interim financial report to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 "Interim financial reporting" issued by the Hong Kong Institute of Certified Public Accountants. The Manager is responsible for the preparation and presentation of the interim financial report in accordance with Hong Kong Accounting Standard 34.

Our responsibility is to form a conclusion, based on our review, on the interim financial report and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Scope of review

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410, "Review of interim financial information performed by the independent auditor of the entity" issued by the Hong Kong Institute of Certified Public Accountants. A review of the interim financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the interim financial report as at 31 December 2008 is not prepared, in all material respects, in accordance with Hong Kong Accounting Standard 34 "Interim financial reporting".

KPMG

Certified Public Accountants
8th Floor, Prince's Building
10 Chater Road
Central, Hong Kong

11 February 2009

Performance Table

(Expressed in Hong Kong dollars, unless otherwise specified)

	Note	2008	2007	2006 ^{note 3}
As at 31 December :				
Net asset value (\$ million)		4,010.5	4,805.7	4,155.0
Net asset value per unit		2.62	3.20	2.79
For the six months ended 31 December :				
Highest traded unit price		1.95	2.56	2.60
Highest premium of the traded unit price to net asset value per unit	1	N/A	N/A	N/A
Lowest traded unit price		0.92	1.85	2.19
Highest discount of the traded unit price to net asset value per unit (%)		64.9	42.2	21.5
Last traded unit price		1.40	2.34	2.26
Distribution per unit, after adjusting for distribution waivers (HK cents)		9.29	7.44	N/A
Distribution yield per unit (%)	2	6.6	3.2	N/A

Notes :

1. The highest traded unit price is lower than the net asset value per unit as at the end of the period. Accordingly, no premium of the traded unit price to net asset value per unit had been recorded.
2. Distribution yield per unit is calculated by dividing the distribution per unit, after adjusting for distribution waivers, by the last traded unit price of that period.
3. As Sunlight REIT was listed on 21 December 2006 ("**Listing Date**"), the interim report for 2006/07 covers the period from the Listing Date to 31 December 2006. No distribution was made for that period.

Corporate Information

BOARD OF DIRECTORS OF THE MANAGER

Chairman and Non-executive Director

Kan Fook Yee *

Chief Executive Officer and Executive Director

Wu Shiu Kee, Keith

Non-executive Director

Kwok Ping Ho

Independent Non-executive Directors

Kwan Kai Cheong

Ma Kwong Wing

Tse Kwok Sang

AUDIT COMMITTEE

Kwan Kai Cheong (*Chairman*)

Ma Kwong Wing

Tse Kwok Sang

INVESTMENT COMMITTEE

Kan Fook Yee (*Chairman*) *

Wu Shiu Kee, Keith

Tse Kwok Sang

REMUNERATION AND NOMINATION COMMITTEE

Kan Fook Yee (*Chairman*) *

Kwan Kai Cheong

Ma Kwong Wing

DISCLOSURES COMMITTEE

Wu Shiu Kee, Keith (*Chairman*)

Ma Kwong Wing

COMPANY SECRETARY OF THE MANAGER

Lo Yuk Fong, Phyllis

TRUSTEE

HSBC Institutional Trust Services (Asia) Limited

AUDITOR OF SUNLIGHT REIT

KPMG

PRINCIPAL VALUER

Savills Valuation and Professional Services Limited

PRINCIPAL BANKERS

Bank of China (Hong Kong) Limited

BNP Paribas, Hong Kong Branch

DBS Bank Ltd.

Hang Seng Bank Limited

The Hongkong and Shanghai Banking Corporation Limited

Overseas-Chinese Banking Corporation Limited

Sumitomo Mitsui Banking Corporation

HONG KONG LEGAL ADVISOR/SOLICITOR

Woo, Kwan, Lee & Lo

REGISTERED OFFICE OF THE MANAGER

30th Floor, 248 Queen's Road East,
Wan Chai, Hong Kong

UNIT REGISTRAR

Tricor Investor Services Limited

26th Floor, Tesbury Centre, 28 Queen's Road East,
Wan Chai, Hong Kong

INVESTOR RELATIONS

Leung Kwok Hoe, Kevin

Tel: (852) 3669 2888

Fax: (852) 2285 9980

Email: ir@HendersonSunlight.com

WEBSITE ADDRESS

www.sunlightreit.com

* With effect from 17 February 2009, Mr. Tse Wai Chuen, Tony will take up the offices held by Mr. Kan Fook Yee.



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