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SF Real Estate Investment Trust

順豐房地產投資信託基金

(a Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))

Managed by
SF REIT Asset Management Limited

(Stock Code: 2191)

ELECTION OF MEANS OF RECEIPT AND LANGUAGE OF CORPORATE COMMUNICATIONS

To ascertain the preference of Unitholders with respect to election of means of receipt and language of future Corporate Communications, SF REIT, pursuant to Rules 2.07A and 2.07B of the Listing Rules (as if such rules were applicable to SF REIT), will provide Unitholders with a choice of receiving future Corporate Communications by electronic means or in printed form under the proposed arrangements as described in this announcement.

INTRODUCTION

In support of environmental protection and for the purposes of enhancing efficiency in communication with Unitholders and saving printing and mailing costs for the benefit of Unitholders, SF REIT, pursuant to Rules 2.07A and 2.07B of the Listing Rules (as if such rules were applicable to SF REIT), will provide Unitholders with a choice of receiving future Corporate Communications: (i) by electronic means through SF REIT's website (www.sf-reit.com); or (ii) in printed form, in English version only, or in Chinese version only, or in both English and Chinese versions.

PROPOSED ARRANGEMENTS

To ascertain the preference of Unitholders with respect to election of means of receipt and language of future Corporate Communications, SF REIT will make the following arrangements:

1. SF REIT will send a letter on 15 December 2021 (the “**First Letter**”) together with a reply form (with a freepost mailing label applicable for posting within Hong Kong) (the “**Reply Form**”), in both English and Chinese, to Unitholders to enable them to elect to receive future

Corporate Communications: (i) by electronic means through SF REIT's website (www.sf-reit.com); or (ii) in printed form, in English version only, or in Chinese version only, or in both English and Chinese versions.

The First Letter explains that if SF REIT does not receive from Unitholder the duly completed and signed Reply Form or a response indicating an objection to receive future Corporate Communications by electronic means by 12 January 2022, such Unitholder shall be deemed to have consented to receive all future Corporate Communications by electronic means through SF REIT's website in lieu of printed versions, until such Unitholder informs SF REIT (c/o the Unit Registrar) otherwise by reasonable prior notice in writing or by email to sfreit2191-ecom@hk.tricorglobal.com. A letter of notification in respect of the publication of Corporate Communications on SF REIT's website will be sent to such Unitholder in the future.

2. With respect to Unitholders who elect to receive future Corporate Communications in printed form, SF REIT will send the selected language version of the Corporate Communications to those Unitholders unless and until they inform SF REIT (c/o the Unit Registrar) by reasonable prior notice in writing or by email to sfreit2191-ecom@hk.tricorglobal.com, stating that they wish to receive future Corporate Communications in another language or in both languages, or by electronic means through SF REIT's website.
3. When each printed version of future Corporate Communication is sent according to the arrangements set out above, a letter (the "**Second Letter**") together with a change request form (with a freepost mailing label applicable for posting within Hong Kong) (the "**Change Request Form**"), in both English and Chinese, will be attached to the relevant Corporate Communication, specifying that the Corporate Communication prepared in another language will be available free of charge upon request, and that Unitholders have the right at any time to change their elected means of receipt and/or language version(s) of Corporate Communications by completing and returning the Change Request Form to SF REIT (c/o the Unit Registrar) by post or by email to sfreit2191-ecom@hk.tricorglobal.com.
4. For Unitholders who elect (or are deemed to have elected) to receive future Corporate Communications by electronic means, SF REIT will send a letter of notification of the publication of Corporate Communication to each of those Unitholders by email, according to the email address given in the Reply Form accompanying the First Letter or the Change Request Form accompanying the Second Letter, as and when the Corporate Communication is published on SF REIT's website. If no email address is provided, SF REIT will send the letter of notification of the publication of Corporate Communication by post. If, for any reason, any of those Unitholders has difficulty in receiving or gaining access to a Corporate Communication published on SF REIT's website, or wishes to receive a printed version of the Corporate Communication, SF REIT will promptly send to such Unitholder the printed version of the Corporate Communication free of charge upon request.
5. Unitholders are entitled at any time to change their elected means of receipt and language version(s) of Corporate Communications by giving reasonable prior notice in writing to SF REIT (c/o the Unit Registrar) or by e-mail to sfreit2191-ecom@hk.tricorglobal.com.

6. All Corporate Communications, in both English and Chinese versions and in accessible format, will be available on SF REIT’s website at www.sf-reit.com (for five years from the date of the first publication) and the HKEXnews website of the Hong Kong Exchanges and Clearing Limited at www.hkexnews.hk.
7. SF REIT will provide dial-up hotline service (Tel: (852) 2980 1333) during normal business hours from 9:00 a.m. to 5:00 p.m., Monday to Friday (excluding Hong Kong public holidays), to enable Unitholders to make enquiries in respect of the proposed arrangements set out above.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following expressions have the meanings set out below:

“Board”	board of directors of SF REIT Asset Management Limited, as the manager of SF REIT
“Corporate Communication(s)”	any document(s) issued or to be issued by SF REIT for the information and/or action of Unitholders, including but not limited to (a) annual accounts together with a copy of the independent auditor’s report; (b) interim report; (c) notice of meeting; (d) listing document; (e) circular; and (f) proxy form
“Listing Rules”	Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
“SF REIT”	SF Real Estate Investment Trust, a collective investment scheme authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), the units of which are listed on the Main Board of The Stock Exchange of Hong Kong Limited (stock code: 2191)
“Unit Registrar”	Tricor Investor Services Limited, the unit registrar of SF REIT, at Level 54, Hopewell Centre, 183 Queen’s Road East, Hong Kong
“Unitholder(s)”	registered holder(s) of unit(s) of SF REIT

By Order of the Board
SF REIT Asset Management Limited
(as manager of SF Real Estate Investment Trust)
WANG Wei
Chairman of the Board

As at the date of this announcement, the Board comprises Mr. WANG Wei as Chairman and Non-executive Director; Mr. Hubert CHAK as Executive Director and Chief Executive Officer; Ms. NG Wai Ting, Mr. YANG Tao and Mr. LEONG Chong as Non-executive Directors; and Mr. TAN Huay Lim, Mr. HO Lap Kee, MH, JP, Mr. CHAN Ming Tak, Ricky, Mr. KWOK Tun Ho, Chester and Mr. Michael Tjahja SUSANTO as Independent Non-executive Directors.