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SF Real Estate Investment Trust
順豐房地產投資信託基金

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

(Stock Code: 2191)

Managed by
SF REIT Asset Management Limited

POLL RESULTS OF THE ANNUAL GENERAL MEETING
HELD ON 12 MAY 2026

All the Ordinary Resolutions as set out in the AGM Notice were duly passed by Unitholders by way of poll at the AGM held on 12 May 2026.

Reference is made to the circular dated 9 April 2026 (the “**Circular**”) of SF Real Estate Investment Trust (“**SF REIT**”). Unless the context otherwise requires, capitalised terms used in this announcement shall have the same meanings as ascribed to them in the Circular.

The Board is pleased to announce that, except for agenda items numbered 1 and 2 as set out in the AGM Notice which do not require voting by Unitholders, all the proposed Ordinary Resolutions as set out in the AGM Notice were duly passed by Unitholders by way of poll at the AGM held on 12 May 2026.

As at the date of the AGM, a total of 820,355,741 Units was in issue entitling holders to attend and vote for or against the Ordinary Resolutions proposed at the AGM. Mr. HO Lap Kee and Mr. KWOK Tun Ho, Chester were not Unitholders at the time of voting and did not vote on the relevant Ordinary Resolutions regarding their own re-election. So far as the REIT Manager is aware, no Unitholders were required to abstain from voting nor subject to any voting restrictions at the AGM.

The poll results in respect of the Ordinary Resolutions are as follows:

Ordinary Resolutions ^(Note 1)		Number of Votes (%) ^(Note 2)	
		For	Against
3.	To re-elect Mr. HO Lap Kee as an independent non-executive director of SF REIT Asset Management Limited, the manager of SF REIT.	303,337,759 (95.75%)	13,447,544 (4.25%)
4.	To re-elect Mr. KWOK Tun Ho, Chester as an independent non-executive director of SF REIT Asset Management Limited, the manager of SF REIT.	303,927,759 (95.94%)	12,857,544 (4.06%)
5.	To approve the grant of a general mandate to SF REIT Asset Management Limited, the manager of SF REIT, to buy back units of SF REIT.	316,785,303 (100%)	0 (0%)
As more than 50% of the votes were cast in favour of each of the Ordinary Resolutions, all the Ordinary Resolutions were duly passed.			

Notes:

1. The full text of the Ordinary Resolutions is set out in the AGM Notice.
2. All percentages are rounded to the nearest two decimal places.

Tricor Investor Services Limited, the Unit Registrar, acted as the scrutineer for the vote-taking at the AGM.

All Directors attended the AGM in person or by electronic means.

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

Hong Kong, 12 May 2026

As at the date of this announcement, the Board comprises Mr. HO Chit as Chairman and Non-executive Director; Mr. LAM Chung Chi, Alan as Executive Director and Chief Executive Officer; Ms. OOI Bee Ti and Ms. GAN Ling as Non-executive Directors; and 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.