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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

Notice of Extraordinary General Meeting

NOTICE IS HEREBY GIVEN that an extraordinary general meeting (“EGM”) of the unitholders (“Unitholders”) of SF Real Estate Investment Trust (“SF REIT”) will be held at Chatham Room, Level 7, Conrad Hong Kong, Pacific Place, 88 Queensway, Hong Kong on Wednesday, 22 June 2022 at 11:00 a.m. for the following purposes.

Words and expressions that are not expressly defined in this notice of EGM shall bear the same meaning as that defined in the circular to Unitholders dated 7 June 2022 (the “Circular”).

ORDINARY RESOLUTION

1. To consider, if thought fit, pass with or without modification, the following resolution as an ordinary resolution:

THAT, approval (where relevant, shall include approval by way of ratification) be and is hereby given for the Acquisition Matters Requiring Approval, being the Acquisition (including the entry into of the Sale and Purchase Deed) and the consummation of transactions contemplated under the Sale and Purchase Deed, as more fully described in the Circular (a copy of which marked A and signed by the chairman of the meeting is produced to the meeting for identification purpose) and on the terms and conditions set out in the Sale and Purchase Deed **AND THAT** authorisation be granted to the Manager, any Director, the Trustee and any authorised signatory of the Trustee to complete and to do all such acts and things (including executing all such documents as may be

required) as the Manager, such Director, the Trustee or such authorised signatory of the Trustee, as the case may be, may consider expedient or necessary or in the interest of SF REIT to give effect to all matters in relation to the Acquisition Matters Requiring Approval generally.

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

Hong Kong, 7 June 2022

Notes:

- (i) Pursuant to the Trust Deed, any Unitholder entitled to attend and vote at the EGM (or any adjournment thereof) is entitled to appoint proxy to attend and vote in his/her stead at the EGM (or any adjournment thereof), but the number of proxies appointed by any Unitholder (other than HKSCC Nominees Limited or a recognised clearing house within the meaning of the Securities and Futures Ordinance) shall not exceed two. A proxy need not be a Unitholder. **In light of the current COVID-19 situation, Unitholders are strongly encouraged to appoint the chairman of the EGM as their proxy to vote on the resolution at the EGM instead of attending the EGM in person.**
- (ii) In order to be valid, the proxy form, together with the power of attorney or other authority (if any) under which it is signed or a notarially certified copy of such power of attorney or other authority (if any) must be deposited with the Unit Registrar, Tricor Investor Services Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong as soon as possible but in any event not less than 48 hours (excluding any part of a day that is a public holiday) before the time appointed for holding the EGM (or any adjournment thereof).
- (iii) In the case of joint holders of any Unit, the vote of the senior joint holder who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of other joint holders and for this purpose, seniority shall be determined by the order in which the names of the joint holders stand in the register of Unitholders of SF REIT in respect of the relevant Unit.
- (iv) For the purpose of ascertaining entitlement to attend and vote at the EGM (or any adjournment thereof), the register of Unitholders of SF REIT will be closed from Tuesday, 21 June 2022 to Wednesday, 22 June 2022, both days inclusive, during which period no transfer of Units will be effected. In order to be eligible to attend and vote at the EGM (or any adjournment thereof), all transfer documents accompanied by the relevant unit certificates must be lodged with the Unit Registrar (at the address stated in point (ii) above) for registration no later than 4:30 p.m. on Monday, 20 June 2022.
- (v) The voting on the proposed resolution as set out in this notice of EGM shall be taken by poll at the EGM.
- (vi) With regard to details of the proposed ordinary resolution, please refer to the circular dated 7 June 2022 of SF REIT.
- (vii) If a Typhoon Signal No. 8 (or above) is hoisted or a Black Rainstorm Warning Signal is in force in Hong Kong at or at any time after 7:00 a.m. on the date of the EGM, the EGM will be rescheduled. The Manager will publish an announcement on the website of SF REIT (www.sf-reit.com) and the HKEXnews website of Hong Kong Exchanges and Clearing Limited (www.hkexnews.hk) to notify Unitholders of the date, time and place of the rescheduled meeting. The EGM will be held as scheduled when an Amber or a Red Rainstorm Warning Signal is in force. Unitholders should decide on their own whether they would attend the EGM under bad weather conditions bearing in mind their own situations.

(viii) **In order to safeguard the health and safety of Unitholders and other attendees and to minimise the risk of spreading of COVID-19, the Manager will implement the following precautionary measures for the EGM (or any adjournment thereof):**

- (a) **compulsory body temperature screening/check at the entrance of the EGM venue;**
- (b) **compulsory wearing of face masks at all times;**
- (c) **scanning of the “LeaveHomeSafe” venue QR code;**
- (d) **complying with the requirements of the “Vaccine Pass Direction”#;**
- (e) **maintaining a safe distance between seats to ensure social distancing;**
- (f) **no refreshments or drinks will be served; and**
- (g) **no souvenirs will be provided.**

“Vaccine Pass Direction” is defined under the Prevention and Control of Disease (Vaccine Pass) Regulation (Cap. 599L of the Laws of Hong Kong)

The Manager reserves the right to deny entry into the EGM venue if any person (i) refuses to comply with any of the precautionary measures referred to in (a) to (g) above; (ii) has a body temperature of over 37.4 degree Celsius; or (iii) is subject to health quarantine prescribed by the Government of Hong Kong or has close contact with any person under quarantine.

(ix) **IMPORTANT REMINDER: Subject to the development of COVID-19, the Manager may be required to change the EGM arrangements at short notice and may issue further announcement as appropriate. Unitholders are advised to check SF REIT’s website (www.sf-reit.com) for any update of latest arrangement of the EGM.**

(x) As at the date of this notice, 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. HO Chit 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.