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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

**RESIGNATION AND APPOINTMENT OF NON-EXECUTIVE DIRECTORS
AND CHANGE OF MEMBER OF INVESTMENT COMMITTEE**

The Board announces the following changes with effect from 30 June 2022:

- (i) Mr. LEONG Chong resigned as a non-executive director of the REIT Manager;
- (ii) Ms. OOI Bee Ti was appointed as a non-executive director of the REIT Manager;
- (iii) Ms. NG Wai Ting, a non-executive director of the REIT Manager, ceased to act as the chairman and a member of the investment committee of the REIT Manager; and
- (iv) Mr. HO Chit, a non-executive director of the REIT Manager, was appointed as the chairman and a member of the investment committee of the REIT Manager.

RESIGNATION OF NON-EXECUTIVE DIRECTOR

The board of directors (the “**Board**”) of SF REIT Asset Management Limited (the “**REIT Manager**”), as manager of SF Real Estate Investment Trust (“**SF REIT**”), announces that Mr. LEONG Chong (“**Mr. LEONG**”) resigned as a non-executive director of the REIT Manager with effect from 30 June 2022 in order to devote more time to his other personal affairs.

Mr. LEONG has confirmed that he has no disagreement with the Board and there is no matter relating to his resignation that needs to be brought to the attention of the unitholders of SF REIT (the “**Unitholders**”).

The Board wishes to express its appreciation to Mr. LEONG for his past services on the Board.

APPOINTMENT OF NON-EXECUTIVE DIRECTOR

The Board further announces that Ms. OOI Bee Ti (“**Ms. OOI**”) has been appointed as a non-executive director of the REIT Manager with effect from 30 June 2022. The biography of Ms. OOI, containing information required under Rule 13.51(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) as if such rule were applicable to SF REIT, is set out below:

Ms. OOI, aged 50, has extensive experience in corporate finance, treasury management and financial services. She is the head of corporate treasury of S.F. Holding Co., Ltd. (順豐控股股份有限公司) (“**SFH**”, the controlling unitholder of SF REIT and a company listed on the Shenzhen Stock Exchange) and is the general manager of 順豐數科（深圳）技術服務有限公司 (SF Digital Technology (Shenzhen) Technical Service Co., Ltd.), a subsidiary of SFH. She is also the chairman of 順豐控股集團財務有限公司 (SF Holdings Group Finance Co., Ltd.) and 順豐保險經紀（深圳）有限公司 (SF Insurance Broker (Shenzhen) Co., Ltd.), both being subsidiaries of SFH and holder of licenses issued by 中國銀行保險監督管理委員會 (China Banking and Insurance Regulatory Commission). Prior to joining SFH in September 2010, Ms. OOI worked for Huawei Technologies Co., Ltd. as the director of regional treasury management at the head office and the head of treasury at Asia Pacific regional office from 2006 to 2010 and also worked for several large European and American multinational companies in the areas of corporate finance and treasury management from 1996 to 2006. Ms. OOI did not hold any directorships in public companies the securities of which are listed on any securities market in Hong Kong or overseas in the past three years immediately preceding the date of this announcement.

Ms. OOI holds a Bachelor of Arts degree in Accounting and Finance from Thames Valley University (now known as University of West London) in the United Kingdom.

There is no letter of appointment between Ms. OOI and the REIT Manager nor was she appointed for a specific term. In accordance with the REIT Manager’s articles of association, non-executive director of the REIT Manager is not subject to retirement and re-election at annual general meeting of SF REIT but Ms. OOI may be removed from office by her co-directors or by the shareholder of the REIT Manager. Director’s emolument payable to Ms. OOI (if any) will be paid and borne by the REIT Manager out of its own resources.

As at the date of this announcement, Ms. OOI has no interest in the units of SF REIT within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong). Save as disclosed in this announcement, Ms. OOI does not have any relationship with other directors or senior management of the REIT Manager or substantial holders or controlling unitholders (both within the meanings ascribed to these terms under the Code on Real Estate Investment Trusts (the “**REIT Code**”) of SF REIT.

Save as disclosed above, the Board is not aware of any other information which is required to be disclosed pursuant to paragraphs (h) to (v) of Rule 13.51(2) of the Listing Rules (as if such provisions were applicable to SF REIT) or any other matters that need to be brought to the attention of the Unitholders in connection with the appointment of Ms. OOI.

The Board welcomes Ms. OOI in joining the Board and SF REIT.

CHANGE OF CHAIRMAN AND MEMBER OF THE INVESTMENT COMMITTEE

The Board also announces that with effect from 30 June 2022, Ms. NG Wai Ting, a non-executive director of the REIT Manager, ceased to act as the chairman and a member of the investment committee (the “**Investment Committee**”) of the Board and Mr. HO Chit, a non-executive director of the REIT Manager, was appointed as the new chairman and a member of the Investment Committee.

COMPOSITION OF THE BOARD AND THE BOARD COMMITTEES

Immediately following the resignation of Mr. LEONG, the appointment of Ms. OOI and the above-mentioned change of chairman and member of the Investment Committee (collectively, the “**Relevant Changes**”), the composition of the Board and each of the four existing Board committees of the REIT Manager with effect from 30 June 2022 is as follows:

Board

Chairman and Non-executive Director

WANG Wei

Executive Director and Chief Executive Officer

Hubert CHAK

Non-executive Directors

NG Wai Ting

HO Chit

OOI Bee Ti

Independent Non-executive Directors

TAN Huay Lim

HO Lap Kee, MH, JP

CHAN Ming Tak, Ricky

KWOK Tun Ho, Chester

Michael Tjahja SUSANTO

Investment Committee

HO Chit (*Chairman*)

Hubert CHAK

CHAN Ming Tak, Ricky

Michael Tjahja SUSANTO

Audit Committee

TAN Huay Lim (*Chairman*)
HO Lap Kee, MH, JP
CHAN Ming Tak, Ricky
KWOK Tun Ho, Chester

Nomination and Remuneration Committee

HO Lap Kee, MH, JP (*Chairman*)
NG Wai Ting
TAN Huay Lim
KWOK Tun Ho, Chester

Disclosures Committee

CHAN Ming Tak, Ricky (*Chairman*)
TAN Huay Lim
HO Lap Kee, MH, JP

There is no change to the composition of the audit committee, the nomination and remuneration committee and the disclosures committee of the Board. The Board confirms that following the Relevant Changes, the composition of the Board and each of the four Board committees continues to comply with the requirements of the corporate governance policy of the REIT Manager as set out in its compliance manual.

This announcement is made pursuant to paragraph 10.3 of the REIT Code.

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, 30 June 2022

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. HO Chit and Ms. OOI Bee Ti 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.