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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 NOMINATION AND REMUNERATION
COMMITTEE

The Board announces the following changes with effect from 31 December 2022:

- (i) Ms. NG Wai Ting resigned as a non-executive director and a member of the nomination and remuneration committee of the REIT Manager;
- (ii) Ms. GAN Ling was appointed as a non-executive director of the REIT Manager; and
- (iii) Mr. HO Chit, a non-executive director of the REIT Manager, was appointed as a member of the nomination and remuneration 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 Ms. NG Wai Ting (“**Ms. NG**”) resigned as a non-executive director of the REIT Manager with effect from 31 December 2022 in order to devote more time to her other personal affairs.

Ms. NG has confirmed that she has no disagreement with the Board and there is no matter relating to her 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 Ms. NG for her past services on the Board.

APPOINTMENT OF NON-EXECUTIVE DIRECTOR

The Board further announces that Ms. GAN Ling (“**Ms. GAN**”) was appointed as a non-executive director of the REIT Manager with effect from 31 December 2022. The biography of Ms. GAN, 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. GAN, aged 48, has extensive experience in securities investment and corporate finance. She is the deputy general manager and board secretary 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). She is also a member of the Appeal Review Committee of the Shenzhen Stock Exchange. Prior to joining SFH in December 2015, Ms. GAN served as deputy general manager of Maoye International Holdings Limited, a company listed on The Stock Exchange of Hong Kong Limited, from 2010 to 2015, and was a director of several A-share listed companies in Mainland China from 2011 to 2015. She was an analyst at Coatue Management, L.L.C., one of the Tiger cub funds, in New York from 2006 to 2010. Ms. GAN 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. GAN is an employee of 深圳順豐泰森控股(集團)有限公司 (Shenzhen S.F. Taisen Holding (Group) Co., Ltd.) (a subsidiary of SFH), which is a company having an 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) (“**SFO**”).

Ms. GAN holds a Bachelor of Arts degree with a major in English from Shantou University in China and a Master of Business Administration degree from The University of Texas at Austin in the United States of America.

There is no letter of appointment between Ms. GAN 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. GAN may be removed from office by her co-directors or by the shareholder of the REIT Manager. Director’s emolument (if any) payable to Ms. GAN will be paid and borne by the REIT Manager out of its own resources.

As at the date of this announcement, Ms. GAN has no interest in the units of SF REIT within the meaning of Part XV of the SFO. Save as disclosed in this announcement, Ms. GAN 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. GAN.

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

CHANGE OF MEMBER OF NOMINATION AND REMUNERATION COMMITTEE

The Board also announces that following the resignation of Ms. NG as a non-executive director of the REIT Manager, Ms. NG ceased to be a member of the nomination and remuneration committee (the “NRC”) of the Board and Mr. HO Chit, a non-executive director of the REIT Manager, was appointed to replace Ms. NG as a member of the NRC with effect from 31 December 2022.

COMPOSITION OF THE BOARD AND THE BOARD COMMITTEES

Immediately following the above-mentioned resignation and appointment of non-executive directors and change of member of the NRC (collectively, the “**Relevant Changes**”), the composition of the Board and each of the four existing Board committees of the REIT Manager with effect from 31 December 2022 is as follows:

Board

Chairman and Non-executive Director

WANG Wei

Executive Director and Chief Executive Officer

Hubert CHAK

Non-executive Directors

HO Chit

OOI Bee Ti

GAN Ling

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*)
HO Chit
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 investment 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, 31 December 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; Mr. HO Chit, Ms. OOI Bee Ti and Ms. GAN Ling 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.