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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 CHAIRMAN OF THE BOARD**

The Board announces the following changes with effect from 18 August 2023:

- (i) Mr. WANG Wei resigned as a non-executive director and the Board Chairman of the REIT Manager;
- (ii) Mr. HO Chit, a non-executive director of the REIT Manager, was appointed as the Board Chairman of the REIT Manager; and
- (iii) Ms. LI Juhua was appointed as a non-executive director of the REIT Manager.

RESIGNATION OF NON-EXECUTIVE DIRECTOR AND CHAIRMAN OF THE BOARD

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. WANG Wei (“**Mr. WANG**”) resigned as a non-executive director of the REIT Manager and ceased to be the chairman of the Board (the “**Board Chairman**”) with effect from 18 August 2023 in order to devote more time to SF group’s logistics business.

Mr. WANG 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. WANG for his past services on the Board.

APPOINTMENT OF CHAIRMAN OF THE BOARD

The Board is pleased to announce that Mr. HO Chit, a non-executive director of the REIT Manager, the chairman of the investment committee of the Board and a member of the nomination and remuneration committee of the Board, was appointed to replace Mr. WANG as the Board Chairman with effect from 18 August 2023.

APPOINTMENT OF NON-EXECUTIVE DIRECTOR

The Board is also pleased to announce that Ms. LI Juhua (“**Ms. LI**”) was appointed as a non-executive director of the REIT Manager with effect from 18 August 2023. The biography of Ms. LI, 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. LI, aged 44, has extensive experience in financial strategic planning and implementation, budget analysis and cost control, accounting and financial reporting, tax management, financial processes and internal controls, and financial digitisation construction. She is the head of the SF group CFO office and an employee representative supervisor of S.F. Holding Co., Ltd. (順豐控股股份有限公司) (“**SFH**”, a company listed on the Shenzhen Stock Exchange and a controlling unitholder of SF REIT). She is a director of several subsidiaries of SFH. During her tenure with SF group since May 2012, Ms. LI held various senior finance positions including head of accounting department, head of tax department and head of SF group financial share service center. Ms. LI 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 last three years immediately preceding the date of this announcement.

Ms. LI 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 and 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. LI holds a Bachelor’s degree in Management from Tongji University in The People’s Republic of China. She is a Fellow Chartered Management Accountant, the Chartered Global Management Accountant, and a fellow of the Institute of Financial Accountants in the United Kingdom and the Institute of Public Accountants in Australia.

There is no letter of appointment between Ms. LI 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. LI 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. LI will be paid and borne by the REIT Manager out of its own resources.

As at the date of this announcement, Ms. LI 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. LI 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. LI.

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

COMPOSITION OF THE BOARD AND THE BOARD COMMITTEES

Immediately following the above-mentioned resignation and appointment of non-executive directors and change of the Board Chairman (collectively, the “**Relevant Changes**”), the composition of the Board and the four existing Board committees of the REIT Manager with effect from 18 August 2023 is as follows:

Board

Chairman and Non-executive Director

HO Chit

Executive Director and Chief Executive Officer

Hubert CHAK

Non-executive Directors

OOI Bee Ti

GAN Ling

LI Juhua

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 four committees of the Board. The Board confirms that following the Relevant Changes, the composition of the Board and 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)
Hubert CHAK
Executive Director and Chief Executive Officer

Hong Kong, 17 August 2023

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.