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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 23 MAY 2024**

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 23 May 2024.

Reference is made to the circular dated 19 April 2024 (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.

As at the date of the AGM, a total of 810,999,999 Units was in issue entitling holders to attend and vote for or against the Ordinary Resolutions proposed at the AGM. Mr. CHAN Ming Tak, Ricky was not a Unitholder at the time of voting and did not vote on the relevant Ordinary Resolution regarding his 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:

<b>Ordinary Resolutions</b> <sup>(Note 1)</sup>		<b>Number of Votes (%)</b> <sup>(Note 2)</sup>	
		<b>For</b>	<b>Against</b>
3.	To re-elect Mr. CHAN Ming Tak, Ricky as an independent non-executive director of SF REIT Asset Management Limited, the manager of SF REIT.	324,811,750 (99.84%)	530,000 (0.16%)
4.	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.	325,258,750 (99.97%)	83,000 (0.03%)

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.

As more than 50% of the votes were cast in favour of each of the Ordinary Resolutions, all the Ordinary Resolutions were duly passed.

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, 23 May 2024

*As at the date of this announcement, the Board comprises Mr. HO Chit as Chairman and Non-executive Director; Mr. Hubert CHAK 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.*