



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

PROXY FORM
FOR USE AT THE EXTRAORDINARY GENERAL MEETING OF UNITHOLDERS
TO BE HELD ON 9 JANUARY 2026 OR AT ANY ADJOURNMENT THEREOF

I/We^(Note 1) _____
of _____
being the registered holder(s) of^(Note 2) _____ unit(s) of SF Real Estate Investment Trust ("SF REIT"), HEREBY APPOINT THE CHAIRMAN OF THE MEETING or^(Note 3) _____
of _____,
as my/our proxy to attend on my/our behalf the extraordinary general meeting of unitholders of SF REIT ("EGM") to be held at 23/F, Lee Garden One, 33 Hysan Avenue, Causeway Bay, Hong Kong on Friday, 9 January 2026 at 11:00 a.m. (or at any adjournment thereof) and, on a poll, to vote on my/our behalf and in my/our name(s) in respect of the following ordinary resolution as indicated below or, if no such indication is given, as my/our proxy thinks fit.

Terms defined in the circular to unitholders of SF REIT dated 22 December 2025 (the "Circular") shall have the same meanings when used in this proxy form, unless the context otherwise requires.

Ordinary Resolution ^(Note 4)		For ^(Note 5)	Against ^(Note 5)
1.	To approve the CCPT Matters Requiring Approval, being the New SF Leasing Framework Agreement and the proposed New Annual Caps, as more fully described in the Circular and to authorise the REIT 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 REIT 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 CCPT Matters Requiring Approval generally.		

Date: _____ Signature(s) of Unitholder(s)^(Note 6) _____

Notes:

- Please insert full name(s) and address(es) in **BLOCK CAPITALS**. The names of all joint registered holders of units should be stated.
- Please insert the number of units of SF REIT registered in your name(s) to which this proxy form is to relate. If no number of units is inserted, this proxy form will be deemed to relate to all the units of SF REIT registered in your name(s).
- Any unitholder entitled to attend and vote at the EGM (or any adjournment thereof) is entitled to appoint one or two separate proxies to attend and vote in his/her/its stead. The proxy need not be a unitholder, but must attend the EGM (or any adjournment thereof) to represent you. If any proxy other than the chairman of the EGM is preferred, please strike out the words **"THE CHAIRMAN OF THE MEETING or"** and insert the full name and address of the proxy desired in the space provided. If more than one proxy is appointed, the appointment shall specify the number of units in respect of which each such proxy is appointed.
- Please refer to the Circular for details and information of the resolution.
- IMPORTANT: IF YOU WISH TO VOTE FOR A PARTICULAR RESOLUTION, PLEASE INSERT A "✓" IN THE RELEVANT BOX MARKED "FOR". IF YOU WISH TO VOTE AGAINST A PARTICULAR RESOLUTION, PLEASE INSERT A "✓" IN THE RELEVANT BOX MARKED "AGAINST". Failure to give any voting instruction in either box will entitle your proxy to cast your vote at his/her discretion or to abstain from voting.** Your proxy will also be entitled to vote at his/her discretion or to abstain from voting on any resolution properly put to the EGM (or any adjournment thereof) other than those set out in the notice of EGM. On a poll, a unitholder present by proxy is entitled to one vote for each unit of which he/she/it is the unitholder. A unitholder entitled to more than one vote needs not cast all his/her/its votes in the same way. A "✓" in the relevant box indicates that the votes attached to all the units stated above of which you are the holder will be cast accordingly. A number in the relevant box indicates that the votes attached to the number of units referred to in the box will be cast accordingly.
- This proxy form must be signed by you or your attorney duly authorised in writing or, in the case of a corporation, must be either executed under seal or under the hand of an officer, attorney or other person duly authorised.
- In the case of joint holders of any unit, any one of such joint holders may attend and vote, either in person or by proxy, at the EGM in respect of such unit as if he/she/it were solely entitled thereto, but if more than one of the joint holders are present at the EGM, 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 the 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.
- In order to be valid, this 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, must be deposited at SF REIT's unit registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, 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).
- Completion and return of this proxy form will not preclude you from attending and voting in person at the EGM (or any adjournment thereof) should you so wish. In the event you attend the EGM (or any adjournment thereof) in person after having lodged this proxy form, this proxy form shall be deemed to be revoked.
- For avoidance of doubt, we do not accept any special instructions written on this proxy form.
- Any alteration made to this proxy form must be initialled by the person who signs it.**

PERSONAL INFORMATION COLLECTION STATEMENT

- "Personal Data" in this statement has the same meaning as "personal data" in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong ("PDPO"), which may include but is not limited to your name and address.
- Your Personal Data is supplied to SF REIT and/or SF REIT Asset Management Limited (as manager of SF REIT) (the "REIT Manager") on a voluntary basis. Failure to provide sufficient information may render SF REIT or the REIT Manager not able to process your instructions and/or requests as stated in this proxy form.
- Your Personal Data will not be disclosed or transferred to any third parties (other than disclosing or transferring to the unit registrar of SF REIT and/or other companies or bodies for the stated purposes) unless it is a requirement to do so by law, for example, in response to a court order or a law enforcement agency's request.
- Your Personal Data will be retained for such period as may be necessary for verification and record purposes.
- You have the right to request for access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data should be in writing to the Personal Data Privacy Officer of the unit registrar of SF REIT.