



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

NOTIFICATION LETTER

22 December 2025

Dear Unitholders,

SF Real Estate Investment Trust (“SF REIT”)

- Notice of publication of (i) Circular to Unitholders dated 22 December 2025 in relation to (1) Continuing Connected Party Transaction; and (2) Notice of Extraordinary General Meeting and Closure of Register of Unitholders, and (ii) Proxy Form (collectively, the “Current Corporate Communication”)

The English and Chinese versions of the Current Corporate Communication are available on the website of SF REIT at www.sf-reit.com and the website of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) at www.hkexnews.hk (the “Website Version”). SF REIT strongly recommends you to access the Website Version of the Current Corporate Communication and all future Corporate Communications¹ by clicking “INVESTOR RELATIONS” on the home page of SF REIT’s website, or browsing through the Stock Exchange’s website. If you have elected to receive the Corporate Communications in printed form, the Current Corporate Communication is enclosed.

If you for any reason have difficulty in receiving email notification or gaining access to the Website Version of the Corporate Communications and would like to receive the Current Corporate Communication and all future Corporate Communications in printed form, please complete, sign the enclosed Reply Form and return it to SF REIT’s unit registrar in Hong Kong, Tricor Investor Services Limited (the “Unit Registrar”), at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong by post using the provided prepaid mailing label (no postage stamp is necessary if posted in Hong Kong) or by email to sfreit2191-ecom@vistra.com. SF REIT will promptly upon your request send the Current Corporate Communication to you in printed form free of charge.

It is the responsibility of Unitholders² to provide a functional email address. If you have not provided your email address to SF REIT or need to update your email address, SF REIT recommends you to provide your email address by completing, signing the enclosed Reply Form and returning it to the Unit Registrar at the above-mentioned address by post or by email to sfreit2191-ecom@vistra.com. If SF REIT does not possess your functional email address, until such time that the functional email address is provided to the Unit Registrar, you will be unable to receive via email any notices of publication of the Website Version of Corporate Communications (“Notice of Publication”) and Actionable Corporate Communications³ in electronic form. As such, SF REIT would only be able to send you the Notice of Publication and the Actionable Corporate Communications in printed form by post.

Should you have any queries relating to this letter, please contact the customer services hotline of the Unit Registrar at (852) 2980 1333 during business hours from 9:00 a.m. to 5:00 p.m., Monday to Friday (excluding Hong Kong public holidays), or send your query by email to sfreit2191-ecom@vistra.com.

Yours faithfully,
For and on behalf of
SF REIT Asset Management Limited
(as manager of SF Real Estate Investment Trust)
Hubert CHAK
Executive Director and Chief Executive Officer

Notes:

1. “Corporate Communications” means any document(s) issued or to be issued by SF REIT for the information or action of its unitholders, including but not limited to (a) annual accounts together with the independent auditor’s report; (b) interim report; (c) notice of meeting; (d) listing document; (e) circular; and (f) proxy form.
2. “Unitholder(s)” means holder(s) of unit(s) of SF REIT.
3. “Actionable Corporate Communications” means any corporate communications that seek instructions from unitholders of SF REIT on how they wish to exercise their rights or make elections as SF REIT’s unitholders.



Please insert your name(s) and address in BLOCK letters

Name(s) of Registered Unitholder:



REPLY FORM

To: SF Real Estate Investment Trust (“SF REIT”)

c/o Tricor Investor Services Limited
17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong

Part A

I/We would like to receive the printed versions of the Current Corporate Communication and all future Corporate Communications in the manner indicated below:

Please tick **ONLY ONE** of the following boxes

- I/We would like to receive the **printed English version**; OR
- I/We would like to receive the **printed Chinese version**; OR
- I/We would like to receive **BOTH** the **printed English and Chinese versions**.

Part B

I/We would like to receive any notices of publication of all future Corporate Communications, and Actionable Corporate Communications in electronic form via the email address below:

(Please provide the email address in English Capital Letters)

Signature(s)⁴: Contact telephone number: _____ Date: _____

Notes:

1. Please complete and sign this form and return it by cutting and sticking the prepaid mailing label on an envelope to SF REIT's Unit Registrar, Tricor Investor Services Limited or via email to sfreit2191-ecom@vistra.com.
2. Please complete this form clearly. Any form with no indicated choice, with no signature or otherwise incorrectly completed shall be void. For avoidance of doubt, we do not accept any special instructions written on this form.
3. The above instruction for Part A will apply to all future Corporate Communications to be sent to you until you notify otherwise by reasonable notice in writing to SF REIT's Unit Registrar or until expired at the end of each financial year of SF REIT (whichever is earlier). Further request in writing will be required if a unitholder prefers to continue receiving printed copy of future Corporate Communications.
4. If any units of SF REIT are held in joint names, all joint holders or the joint holder whose name stands first on SF REIT's register of unitholders should sign this form in order for it to be valid.

PERSONAL INFORMATION COLLECTION STATEMENT

“Personal Data” in this statement has the same meaning as “personal data” defined in the Personal Data (Privacy) Ordinance, Cap. 486 of the Laws of Hong Kong (“PDPO”), which may include but not limited to your name, address and contact telephone number.

Your supply of Personal Data is on a voluntary basis for the purpose of receiving Corporate Communications in the manner chosen. Your Personal Data will be retained for such period as may be necessary for our verification and record purposes.

You have the right to request access to and/or to correct the respective Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of the Personal Data should be in writing by either of the following means:

By mail to: Data Privacy Officer
Tricor Investor Services Limited
17/F, Far East Finance Centre
16 Harcourt Road, Hong Kong

By email to: is-enquiries@vistra.com

SERFIT-20251222

Please cut the mailing label and stick it on an envelope to return this Reply Form to us

an envelope to return this Reply Form to us.
No postage stamp is necessary if posted in Hong Kong.

MAILING LABEL

Tricor Investor Services Limited
Freepost No. 10 GPO
Hong Kong