



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 Non-registered Unitholders¹,

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 Communications² by clicking “INVESTOR RELATIONS” on the home page of SF REIT’s website, or browsing through the Stock Exchange’s website.

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 Request 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.

As a non-registered unitholder, if you wish to receive Corporate Communications in electronic form, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your units in SF REIT are held (collectively, the “Intermediaries”) and provide your functional email address to your Intermediaries. Please contact your Intermediary for the detailed procedure. If SF REIT does not receive your functional email address from the Intermediaries, until such time that the functional email address is provided to the Intermediaries, you will be unable to receive any notices of publication of the Website Version of Corporate Communications (“Notice of Publication”) by email; and SF REIT would only be able to send you the Notice of Publication 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. This letter is addressed to non-registered unitholders of SF REIT, which means such person or company whose units in SF REIT are held in the Central Clearing and Settlement System (CCASS) and who has notified SF REIT from time to time through Hong Kong Securities Clearing Company Limited to receive Corporate Communications. If you have sold or transferred your units in SF REIT, please disregard this letter and the enclosed Request Form.
2. “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.

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

| |
|---------------------------------------|
| Name(s) of Non-registered Unitholder: |
| |
| Address: |
| |
| |



REQUEST 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

REMINDER

As a non-registered unitholder, if you wish to receive Corporate Communications pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your units in SF REIT are held (collectively, the “Intermediaries”) and provide your functional email address to your Intermediaries.

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

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

- ☐ to receive the **printed English version ONLY**; OR
- ☐ to receive the **printed Chinese version ONLY**; OR
- ☐ to receive **BOTH** the **printed English** and **Chinese versions**.

Contact telephone number: _____

Date: _____ Signature(s)⁴: _____

Notes:

- 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.
- 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.
- The above instruction will apply to the Current Corporate Communication and 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 non-registered unitholder prefers to continue receiving printed copy of future Corporate Communications.
- 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

SFREIT-20251222



Please cut the mailing label and stick it on
an envelope to return this Request 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