



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

9 April 2026

Dear Unitholders,

SF Real Estate Investment Trust (“SF REIT”)

– Notice of Publication of (1) 2025 Annual Report; (2) Circular containing Notice of Annual General Meeting; and (3) Proxy Form (collectively, the “Current Corporate Communication”) and (4) 2025 Environmental, Social and Governance Report (the “ESG Report”)

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.**

The English and Chinese versions of the ESG Report are published in electronic form only. You may access the ESG Report by clicking “THE REIT MANAGER” – “ENVIRONMENTAL, SOCIAL AND GOVERNANCE” on the home page of SF REIT’s website at www.sf-reit.com, or browsing through the Stock Exchange’s website at www.hkexnews.hk. If you wish to receive a printed copy of the ESG Report, you may submit your request in writing to the Unit Registrar, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong by post or by email to sfreit2191-ecom@vistra.com.

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.



