



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

25 April 2022

Dear Non-registered Unitholders ^(Note 1),

SF Real Estate Investment Trust (“SF REIT”)

- **Notice of publication of (i) Annual Report 2021; (ii) Circular to Unitholders dated 25 April 2022; (iii) Notice of Annual General Meeting; and (iv) Proxy Form (the “Current Corporate Communications”)**

The English and Chinese versions of the Current Corporate Communications are available on the website of SF REIT at www.sf-reit.com and the HKEXnews website of Hong Kong Exchanges and Clearing Limited at www.hkexnews.hk. You may access the Current Corporate Communications by selecting “Investor Relations” on SF REIT’s website, or at the HKEXnews website of Hong Kong Exchanges and Clearing Limited.

If you wish to receive printed versions of the Current Corporate Communications and future Corporate Communications ^(Note 2), please complete the enclosed request form (the “**Request Form**”) and return it by post using the mailing label provided at the bottom of the Request Form to SF REIT’s unit registrar, Tricor Investor Services Limited (the “**Unit Registrar**”), at Level 54, Hopewell Centre, 183 Queen’s Road East, Hong Kong. You may also send your request (specifying your name, address and request) via email to sfreit2191-ecom@hk.tricorglobal.com. The Request Form may also be downloaded from SF REIT’s website or the HKEX website of Hong Kong Exchanges and Clearing Limited.

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

By Order of the Board
SF REIT Asset Management Limited
(as manager of SF Real Estate Investment Trust)
WANG Wei
Chairman of the Board

Notes:

- (1) This notification 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 notification letter and the enclosed Request Form.
- (2) Corporate Communication(s) refers to any document(s) issued or to be issued by SF REIT for the information and/or action of its unitholders, including but not limited to (a) annual accounts together with a copy of the independent auditor’s report; (b) interim report; (c) notice of meeting; (d) listing document; (e) circular; and (f) proxy form.

