

Name(s) and Address of Registered Unitholder(s)



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



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NOTIFICATION LETTER

7 March 2024

Dear Unitholders,

New Arrangements on Dissemination of Corporate Communications¹

Pursuant to Rule 2.07A² of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) (the “**Listing Rules**”), SF Real Estate Investment Trust (“**SF REIT**”) will disseminate the future Corporate Communications to its Unitholders³ electronically and only send Corporate Communications in printed form to the Unitholders upon request.

In this connection, the following arrangements will come into effect from the date hereof.

Arrangements

1. Actionable Corporate Communications⁴

SF REIT will send the Actionable Corporate Communications to its Unitholders individually in electronic form by email. If SF REIT does not possess the email address of a Unitholder or the email address provided is not functional, SF REIT will send the Actionable Corporate Communications in printed form together with a request form for soliciting the Unitholder's functional email address to facilitate electronic dissemination of Actionable Corporate Communications in the future.

2. Corporate Communications

SF REIT will make the Corporate Communications available on its website (www.sf-reit.com) and the Stock Exchange's website (www.hkexnews.hk).

A notice of publication of the Website Version⁵ of Corporate Communications, in both English and Chinese, will be sent by SF REIT to Unitholders by email or by post (if SF REIT does not possess the functional email address of a Unitholder) on the publication date of the Corporate Communications.

3. Provision of Unitholder's Email Address to SF REIT

In support of electronic communication by email, SF REIT recommends its Unitholders complete the online form by scanning the above QR Code which is valid until 30 April 2024. Should the Unitholders, if for any reason, have difficulty in gaining access to the online form, they may provide SF REIT with their email address at any time in the future by reasonable notice in writing to the unit registrar of SF REIT, Tricor Investor Services Limited (the "Unit Registrar"), at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to sfreit2191-ecom@hk.tricorglobal.com.

It is the responsibility of the Unitholders to provide email address that is functional. If SF REIT does not possess the email address of a Unitholder or the email address provided is not functional, SF REIT will act according to the above arrangements. SF REIT will be considered to have complied with the Listing Rules if it sends Actionable Corporate Communications to the email address provided by a Unitholder without receiving any "non-delivery message".

4. Request for Corporate Communications and Actionable Corporate Communications in printed form

For those Unitholders who wish to receive a printed version of all future Corporate Communications and Actionable Corporate Communications or, if for any reason, have difficulty in gaining access to SF REIT's website, SF REIT will, upon receipt of request in writing by the Unitholder to the Unit Registrar at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email to sfreit2191-ecom@hk.tricorglobal.com, send future Corporate Communications and Actionable Corporate Communications to such Unitholders in printed form free of charge.

Please note that the preference of a Unitholder in receiving Corporate Communications and Actionable Corporate Communications in printed form will be valid unless being revoked or superseded 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 and Actionable Corporate Communications.

Details of the arrangements for (i) dissemination of Corporate Communications and (ii) requesting a printed copy of Corporate Communications and Actionable Corporate Communications are published under the section "INVESTOR RELATIONS" on the home page of SF REIT's website (www.sf-reit.com). Should you have any queries relating to any of the above matters, 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@hk.tricorglobal.com.

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. With effect from 31 December 2023, Rule 2.07A of the Listing Rules requires listed issuers to disseminate all corporate communications electronically to the extent permitted under all applicable laws and regulations.
3. "Unitholder(s)" means holder(s) of unit(s) of SF REIT.
4. "Actionable Corporate Communications" means any corporate communications that seek instructions from the Unitholders of SF REIT on how they wish to exercise their rights or make elections as SF REIT's Unitholders.
5. "Website Version" means the version of Corporate Communications being published, in both English and Chinese, on SF REIT's website and the Stock Exchange's website.

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