HKEX
香 港 交 易 所

Monthly Return for Collective Investment Scheme listed under Chapter 20 of the Exchange Listing Rules (other than listed open-ended Collective Investment Scheme) on Movements in Units

For the month ended: 28 February 2022   Status: New Submission

To : Hong Kong Exchanges and Clearing Limited

Name of Scheme: SF Real Estate Investment Trust

Date Submitted: 01 March 2022

I. Movements in Interests

1. Stock code	02191	
		No. of units
Balance at close of preceding month		800,000,000
Increase / decrease (-)		0
General Meeting approval date (if applicable)		
Balance at close of the month		800,000,000

II. Details of Movements in Units

(A). Unit Options (under Unit Option Schemes of the Scheme)   Not applicable

(B). Warrants to Issue Units in the Scheme which are to be Listed   Not applicable

(C). Convertibles (i.e. Convertible into Units in the Scheme which are to be Listed)   Not applicable

(D). Any other Agreements or Arrangements to Issue Units in the Scheme which are to be Listed, including Options (other than under Unit Option Schemes)   Not applicable

(E). Other Movements in Units   Not applicable

III. Remarks (if any)

Submitted by: Hubert CHAK

Title: Executive Director and Chief Executive Officer of SF REIT Asset Management Limited (as manager of SF Real Estate Investment Trust)

        (Director, Secretary or other Duly Authorised Officer)

Notes

1.   SEHK refers to Stock Exchange of Hong Kong.

2.   If there is insufficient space, please submit additional document.

3.   In the context of repurchase of units:

    .   "stock code of units issuable (if listed on SEHK)" should be construed as "stock code of units repurchased (if listed on SEHK)"; and

    .   "issue and allotment date" should be construed as "cancellation date"

4.   In the context of redemption of units:

    .   "stock code of units issuable (if listed on SEHK)" should be construed as "stock code of units redeemed (if listed on SEHK)"; and

    .   "issue and allotment date" should be construed as "redemption date"