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SF Real Estate Investment Trust
順豐房地產投資信託基金

(a Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))

Managed by
SF REIT Asset Management Limited

(Stock Code: 2191)

APPOINTMENT OF INDEPENDENT NON-EXECUTIVE DIRECTOR
AND
MEMBER OF INVESTMENT COMMITTEE

The Board is pleased to announce that Mr. Michael Tjahja SUSANTO has been appointed as an independent non-executive director and a member of the investment committee of the REIT Manager both with effect from 30 June 2021.

Appointment of Independent Non-executive Director and Member of Investment Committee

The board of directors (the “**Board**”) of SF REIT Asset Management Limited (the “**REIT Manager**”), as manager of SF Real Estate Investment Trust (“**SF REIT**”), is pleased to announce that Mr. Michael Tjahja SUSANTO (“**Mr. SUSANTO**”) has been appointed as an independent non-executive director and a member of the investment committee of the REIT Manager both with effect from 30 June 2021.

The biography of Mr. SUSANTO containing information required under Rule 13.51(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) as if such rule were applicable to SF REIT is set out below:

Mr. SUSANTO, aged 49, has extensive experience in real estate investments and finance. Prior to joining the REIT Manager, he was managing director of PAG Consulting Limited and Head of PAG Real Estate, China from May 2012 to May 2021, where he expanded the firm’s investment footprint in China and built a team of investment and asset management professionals in Hong Kong, Shanghai and Beijing. Mr. SUSANTO also worked at Nomura International (Hong Kong) Limited. Mr. SUSANTO holds a Bachelor of Arts in Economics from Harvard University and a Master of Business Administration from The Wharton School and a Master of Arts from The Joseph H. Lauder Institute of Management and International Studies at The University of Pennsylvania. Mr. SUSANTO did not hold any directorships in public companies the securities

of which are listed on any securities market in Hong Kong or overseas in the last three years immediately preceding the date of this announcement.

Mr. SUSANTO has entered into a letter of appointment with the REIT Manager pursuant to which he has been appointed as an independent non-executive director of the REIT Manager for a specific term of three years from 30 June 2021 up to (and including) 29 June 2024 (which is renewable upon expiry) subject to retirement and re-election by unitholders of SF REIT at its annual general meetings in accordance with the REIT Manager's articles of association, its compliance manual (the "**Compliance Manual**") and relevant laws and regulations. Director's fees and other emoluments (if any) payable to Mr. SUSANTO for his services on the Board and the investment committee of the REIT Manager will be paid and borne by the REIT Manager out of its own resources.

As at the date of this announcement, Mr. SUSANTO has no interest in the units of SF REIT within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong). Mr. SUSANTO does not have any relationship with other directors or any senior management of the REIT Manager or substantial holders or controlling unitholders (within the meanings ascribed to these terms under the Code on Real Estate Investment Trusts (the "**REIT Code**")) of SF REIT. Mr. SUSANTO has confirmed that he has satisfied the independence guidelines under the corporate governance policy of the REIT Manager in the Compliance Manual.

Save as disclosed above, the Board is not aware of any other information which is required to be disclosed pursuant to paragraphs (h) to (v) of Rule 13.51(2) of the Listing Rules (as if such provisions were applicable to SF REIT) or any other matters that need to be brought to the attention of the unitholders of SF REIT in connection with the appointment of Mr. SUSANTO.

The Board would like to welcome Mr. SUSANTO to join the Board and the REIT Manager.

Composition of the Board and the Board Committees

Immediately following the appointment of Mr. SUSANTO, the composition of the Board and each of the four existing Board committees of the REIT Manager with effect from 30 June 2021 is as follows:

Board

Chairman and Non-executive Director
WANG Wei

Executive Director and Chief Executive Officer
Hubert CHAK

Non-executive Directors
LEONG Chong
NG Wai Ting
YANG Tao

Independent Non-executive Directors
CHAN Ming Tak, Ricky
HO Lap Kee, *MH, JP*
KWOK Tun Ho, Chester
Michael Tjahja SUSANTO
TAN Huay Lim

Investment Committee

NG Wai Ting (*Chairman*)
Hubert CHAK
CHAN Ming Tak, Ricky
Michael Tjahja SUSANTO

Audit Committee

TAN Huay Lim (*Chairman*)
CHAN Ming Tak, Ricky
HO Lap Kee, *MH, JP*
KWOK Tun Ho, Chester

Nomination and Remuneration Committee

HO Lap Kee, *MH, JP* (*Chairman*)
KWOK Tun Ho, Chester
TAN Huay Lim
NG Wai Ting

Disclosures Committee

CHAN Ming Tak, Ricky (*Chairman*)
HO Lap Kee, *MH, JP*
TAN Huay Lim

There is no change to the composition of the audit committee, the nomination and remuneration committee and the disclosures committee of the Board. The Board confirms that following the appointment of Mr. SUSANTO, the composition of the Board and each of the four Board committees continues to comply with the corporate governance policy of the REIT Manager as set out in the Compliance Manual.

This announcement is made pursuant to paragraph 10.3 of the REIT Code.

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

Hong Kong, 30 June 2021

As at the date of this announcement and immediately after the appointment of Mr. Michael Tjahja SUSANTO, the Board comprises Mr. WANG Wei as Chairman and Non-executive Director; Mr. Hubert CHAK (Chief Executive Officer) as Executive Director; Mr. LEONG Chong, Ms. NG Wai Ting and Mr. YANG Tao as Non-executive Directors; and Mr. CHAN Ming Tak, Ricky, Mr. HO Lap Kee, MH, JP, Mr. KWOK Tun Ho, Chester, Mr. Michael Tjahja SUSANTO and Mr. TAN Huay Lim as Independent Non-executive Directors.