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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

SUPPLEMENTAL ANNOUNCEMENT

- (1) MAJOR AND CONNECTED PARTY TRANSACTIONS RELATING TO ACQUISITION OF A MODERN LOGISTICS PROPERTY IN CHANGSHA;**
(2) CONTINUING CONNECTED PARTY TRANSACTIONS; AND
(3) EXTRAORDINARY GENERAL MEETING

Financial Adviser to the Manager

ALTUS CAPITAL LIMITED

**Independent Financial Adviser to the Independent Board Committee,
the Independent Unitholders and the Trustee**



SOMERLEY CAPITAL LIMITED

Reference is made to the announcement of SF Real Estate Investment Trust (“**SF REIT**”) dated 2 June 2022 (the “**Announcement**”) in relation to, among other things, the Acquisition in respect of the Changsha Property by SF REIT (through the Purchaser) and the continuing connected party transactions of SF REIT under the Operations Management Agreement (subject to and upon Completion). Unless the context otherwise requires, capitalised terms used in this announcement shall have the same meanings as ascribed to them in the Announcement.

To supplement the Announcement, the Board wishes to advise that the Operations Management Agreement had been approved by the Board (with Mr. WANG Wei, the Chairman and a non-executive Director, Ms. NG Wai Ting, a non-executive Director, and Mr. HO Chit, a non-executive Director abstained from voting). Mr. WANG Wei, Ms. NG Wai Ting and Mr. HO

Chit are, by virtue of their directorships, shareholding interests, senior management positions and/or advisory or consultancy role in the SFH Group, regarded as interested in the transactions contemplated under the Operations Management Agreement and accordingly, each of them had abstained from voting on the relevant Board resolutions for approving the Operations Management Agreement and the transactions contemplated thereunder (including the Proposed Annual Caps). Save as disclosed herein, no Director had a material interest in the Operations Management Agreement and the transactions contemplated thereunder and thus was required to abstain from voting on the relevant Board resolutions for approving the Operations Management Agreement and the transactions contemplated thereunder.

By Order of the Board
SF REIT Asset Management Limited
(as manager of SF Real Estate Investment Trust)
Hubert CHAK
Executive Director and Chief Executive Officer

Hong Kong, 8 June 2022

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