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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

POLL RESULTS OF THE EXTRAORDINARY GENERAL MEETING
HELD ON 22 JUNE 2022

The Board is pleased to announce that (i) the Ordinary Resolution in respect of the Acquisition Matters Requiring Approval proposed at the EGM held today (22 June 2022) was duly passed by way of poll; (ii) all the Conditions under the Sale and Purchase Deed (save for the matters under the Conditions which are required to be satisfied immediately before or at Completion) have been satisfied as at the date of this announcement; and (iii) Completion is expected to take place before the end of June 2022.

The Manager shall publish further announcement(s) regarding (a) the Initial Share Consideration, the Onshore Repayment Amount, the Reorganisation Repayment Amount and the True-up Payment as soon as practicable after such amounts have been determined; and (b) Completion as soon as practicable following Completion.

Reference is made to the circular dated 7 June 2022 (the “**Circular**”) of SF Real Estate Investment Trust (“**SF REIT**”). Unless the context otherwise requires, capitalised terms used in this announcement shall have the same meanings as ascribed to them in the Circular.

POLL RESULTS OF THE EGM

The Board is pleased to announce that the Ordinary Resolution in respect of the Acquisition Matters Requiring Approval was duly passed by way of poll at the EGM held today (22 June 2022) and the poll results of the EGM were as follows:

Ordinary Resolution	Number of votes (%) ^(Note 1)	
	For	Against
To approve the Acquisition Matters Requiring Approval ^(Note 2)	136,258,441 (97.47%)	3,541,015 (2.53%)

Notes:

1. All percentages are rounded to the nearest two decimal places.
2. Full text of the Ordinary Resolution is set out in the EGM Notice.

Based on the poll results above, as more than 50% of the votes were cast in favour of the proposed Ordinary Resolution, the Ordinary Resolution was duly passed at the EGM.

As at the date of the EGM, a total of 800,000,000 Units was in issue. As disclosed in the Circular, SFH (being a Substantial Unitholder) agreed to abstain, and procured other members of the SFH Group (including SF Fengtai) to abstain, from voting on the Ordinary Resolution proposed at the EGM and hence SF Fengtai, being the registered holder of 280,000,000 Units (representing 35% of the total Units in issue as at the date of the EGM), had abstained from voting on the Ordinary Resolution proposed at the EGM. Save as disclosed herein, so far as the Manager is aware, there were no other Unitholders who were required to abstain from voting nor were they subject to any voting restrictions at the EGM. As such, the number of Units entitling Unitholders to vote for or against the Ordinary Resolution proposed at the EGM was 520,000,000 Units, representing 65% of the total Units in issue as at the date of the EGM.

Tricor Investor Services Limited, the Unit Registrar, was appointed as the scrutineer and scrutinised the poll at the EGM.

All Directors (except Mr. LEONG Chong) attended the EGM in person or by electronic means.

COMPLETION OF THE ACQUISITION

All the Conditions under the Sale and Purchase Deed (save for the matters under the Conditions which are required to be satisfied immediately before or at Completion) have been satisfied as at the date of this announcement and Completion is expected to take place before the end of June 2022.

GENERAL

The Manager shall publish further announcement(s) regarding (a) the Initial Share Consideration, the Onshore Repayment Amount, the Reorganisation Repayment Amount and the True-up Payment as soon as practicable after such amounts have been determined; and (b) Completion as soon as practicable following Completion.

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

Hong Kong, 22 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.