



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)

15 December 2021

Dear Unitholder(s),

Election of Means of Receipt and Language of Corporate Communications

In accordance with the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the trust deed of SF Real Estate Investment Trust (“**SF REIT**”), SF REIT is writing to seek your election regarding the means of receipt and the language of future corporate communications (the “**Corporate Communications**”) of SF REIT, which include but are not limited to SF REIT’s (a) annual accounts together with a copy of the independent auditor’s report; (b) interim report; (c) notice of meeting; (d) listing document; (e) circular; and (f) proxy form.

You may elect one of the options set out below:

- (1) to read and/or download all future Corporate Communications published on the website of SF REIT (www.sf-reit.com) (the “**Website Version**”) in lieu of printed versions and to receive a letter of notification, either by email or by post, of the publication of the relevant Corporate Communications on the website of SF REIT; or
- (2) to receive the printed English version of all future Corporate Communications only; or
- (3) to receive the printed Chinese version of all future Corporate Communications only; or
- (4) to receive both the printed English and Chinese versions of all future Corporate Communications.

In support of environmental protection and for the purposes of enhancing efficiency in communication and saving printing and mailing costs, SF REIT recommends you to elect option (1) above.

To make your election, please mark a “✓” in the appropriate box in the enclosed reply form (with a freepost mailing label at the bottom of the reply form applicable for posting within Hong Kong) and sign and return the reply form to SF REIT (c/o its unit registrar, Tricor Investor Services Limited (the “**Unit Registrar**”), at Level 54, Hopewell Centre, 183 Queen’s Road East, Hong Kong). You may use the mailing label at the bottom of the reply form and you need not affix any stamp if posted within Hong Kong. Otherwise, please affix an appropriate stamp.

If SF REIT does not receive from you the duly completed and signed reply form or any response indicating your objection to receive the Corporate Communications in Website Version through the website of SF REIT by 12 January 2022, you will be deemed to have elected the Website Version in lieu of printed versions of all future Corporate Communications.

You are entitled at any time to change your elected means of receipt and language version(s) of Corporate Communications by giving reasonable prior notice in writing to SF REIT (c/o the Unit Registrar) or by email to sfreit2191-ecom@hk.tricorglobal.com. If for any reason you have difficulty in receiving or gaining access to the Website Version of any Corporate Communication, SF REIT will, upon your request in writing or by email, promptly send the printed version(s) of such Corporate Communication to you free of charge.

Please note that (a) the printed versions of the Corporate Communications in English and Chinese will be available from SF REIT or the Unit Registrar upon request, and (b) the Website Version of the Corporate Communications in English and Chinese will be available on the website of SF REIT at www.sf-reit.com (for five years from the date of the first publication) and the HKEXnews website of the Hong Kong Exchanges and Clearing Limited at www.hkexnews.hk.

Should you have any queries relating to this letter, please contact the Customer Services Hotline of the Unit Registrar at (852) 2980 1333 during normal 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.

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