



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

NOTIFICATION LETTER

25 April 2022

Dear Unitholders,

SF Real Estate Investment Trust (“SF REIT”)

- **Notice of publication of (i) Annual Report 2021; (ii) Circular to Unitholders dated 25 April 2022; (iii) Notice of Annual General Meeting; and (iv) Proxy Form (the “Current Corporate Communications”)**

The English and Chinese versions of the Current Corporate Communications are available on the website of SF REIT at www.sf-reit.com and the HKEXnews website of Hong Kong Exchanges and Clearing Limited at www.hkexnews.hk. You may access the Current Corporate Communications by selecting “Investor Relations” on SF REIT’s website, or at the HKEXnews website of Hong Kong Exchanges and Clearing Limited.

You may at any time choose to receive Corporate Communication^(Note) either in printed form (English version only, Chinese version only, or both English and Chinese versions) or by electronic means through SF REIT’s website (the “**Website Version**”), notwithstanding any wish to the contrary you have previously conveyed to SF REIT (if applicable). If you want to receive a printed version or another language version of the Current Corporate Communications, please complete the enclosed change request form (the “**Change Request Form**”) and return it by post using the mailing label provided at the bottom of the Change Request Form to SF REIT’s unit registrar, Tricor Investor Services Limited (the “**Unit Registrar**”), at Level 54, Hopewell Centre, 183 Queen’s Road East, Hong Kong. You may also send your request (specifying your name, address and request) via email to sfreit2191-ecom@hk.tricorglobal.com. The Change Request Form may also be downloaded from SF REIT’s website or the HKEXnews website of Hong Kong Exchanges and Clearing Limited.

You have the right at any time by reasonable prior notice in writing to the Unit Registrar, either by post or by sending an email to sfreit2191-ecom@hk.tricorglobal.com, specifying your name, address and request, to change the choice of means of receipt and/or language of future Corporate Communications. Even if you have chosen (or are deemed to have consented) to receive the Website Version of future Corporate Communications but for any reason you have difficulty in receiving or gaining access to any of the Corporate Communications, SF REIT will promptly upon your request send the relevant Corporate Communication to you in printed form free of charge.

Should you have any queries relating to this notification 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

Note: Corporate Communication(s) refers to any document(s) issued or to be issued by SF REIT for the information and/or action of its unitholders, including but not limited to (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.

