



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

13 May 2022

Dear Non-registered Unitholders ^(Note),

SF Real Estate Investment Trust (“SF REIT”)

– Notice of publication of Environmental, Social and Governance Report 2021 (the “ESG Report”)

The English and Chinese versions (in electronic form only) of the ESG Report are published 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 ESG Report by selecting “Investor Relations” on SF REIT’s website, or at the HKEXnews website of Hong Kong Exchanges and Clearing Limited.

You are encouraged to browse the electronic version of the ESG Report published on websites to support the protection of the environment. However, if you want to receive a printed copy of the ESG Report, please send your request in writing 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 by post or by email to sfreit2191-ecom@hk.tricorglobal.com.

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: This notification letter is addressed to “Non-registered Unitholders” of SF REIT, which means such person or company whose units in SF REIT are held in The Central Clearing and Settlement System (CCASS) and who has notified SF REIT from time to time through Hong Kong Securities Clearing Company Limited to receive corporate communications. If you have sold or transferred your units in SF REIT, please disregard this notification letter.

