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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**

**NOTICE OF ANNUAL GENERAL MEETING**

**NOTICE IS HEREBY GIVEN** that the annual general meeting (the “AGM”) of Unitholders (the “Unitholders”) of SF Real Estate Investment Trust (“SF REIT”) will be held at Strategic Room, 24/F, Admiralty Centre I, 18 Harcourt Road, Hong Kong on Thursday, 26 May 2022 at 10:00 a.m. for the following purposes:

- (1) To note the audited consolidated financial statements of SF REIT for the period from 29 April 2021 (date of establishment of SF REIT) to 31 December 2021 together with the independent auditor’s report thereon.
- (2) To note the appointment of auditor of SF REIT and the fixing of its remuneration.

**ORDINARY RESOLUTIONS**

- (3) To consider and, if thought fit, pass with or without modification, the following resolution as an ordinary resolution:

“**THAT** Mr. Michael Tjahja SUSANTO be and is hereby re-elected as an independent non-executive director of SF REIT Asset Management Limited, as the manager of SF REIT.”

(4) To consider and, if thought fit, pass with or without modification, the following resolution as an ordinary resolution:

**“THAT:**

- (a) subject to paragraph (b) of this resolution, the exercise by SF REIT Asset Management Limited (the **“REIT Manager”**), as the manager of SF REIT, during the Relevant Period (as defined below) of all the powers of SF REIT to buy back units of SF REIT (the **“Units”**) on behalf of SF REIT on The Stock Exchange of Hong Kong Limited (the **“Stock Exchange”**), subject to and in accordance with the trust deed constituting SF REIT (the **“Trust Deed”**), the Code on Real Estate Investment Trusts (the **“REIT Code”**), the circulars and guidelines issued by the Securities and Futures Commission of Hong Kong (**“SFC”**) from time to time (including, without limitation, the **“Circular to Management Companies of SFC-authorized Real Estate Investment Trusts”** issued on 31 January 2008), and applicable rules, regulations and laws of Hong Kong, be and is hereby generally and unconditionally approved;
- (b) the aggregate number of Units which may be bought back or agreed to be bought back on the Stock Exchange by the REIT Manager on behalf of SF REIT pursuant to the approval in paragraph (a) above during the Relevant Period (as defined below) shall not exceed 10 per cent. (10%) of the aggregate number of Units in issue as at the date of the passing of this resolution, and the authority pursuant to paragraph (a) of this resolution shall be limited accordingly; and
- (c) for the purpose of this resolution, **“Relevant Period”** means the period from the date of the passing of this resolution until the earliest of:
- (i) the conclusion of the next annual general meeting of Unitholders following the passing of this resolution;
  - (ii) the expiration of the period within which the next annual general meeting of Unitholders as referred to in (i) above is required to be held by the Trust Deed, the REIT Code or any applicable laws; and
  - (iii) the revocation or variation of the authority given under this resolution by the passing of an ordinary resolution by the Unitholders in a general meeting of SF REIT.”

By Order of the Board  
**SF REIT Asset Management Limited**  
(as manager of SF Real Estate Investment Trust)  
**LEUNG WAI YEE**  
*Company Secretary*

Hong Kong, 25 April 2022

Notes:

- (i) Pursuant to the Trust Deed, any Unitholder entitled to attend and vote at the AGM (or any adjournment thereof) is entitled to appoint proxy to attend and vote in his/her stead, but the number of proxies appointed by any Unitholder (other than HKSCC Nominees Limited or a recognised clearing house within the meaning of the Securities and Futures Ordinance) shall not exceed two. A proxy need not be a Unitholder. **In light of the current situation of coronavirus disease 2019 (“COVID-19”), Unitholders are strongly encouraged to appoint the chairman of the AGM as their proxy to vote on the resolutions at the AGM instead of attending the AGM in person.**
- (ii) In order to be valid, the proxy form, together with the power of attorney or other authority (if any) under which it is signed or a notarially certified copy of such power of attorney or other authority, must be deposited at the unit registrar of SF REIT, Tricor Investor Services Limited (the “**Unit Registrar**”), at Level 54, Hopewell Centre, 183 Queen’s Road East, Hong Kong as soon as possible but in any event not less than 48 hours (excluding any part of a day that is a public holiday) before the time appointed for holding the AGM (or any adjournment thereof).
- (iii) In the case of joint holders of any Unit, the vote of the senior joint holder who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders and for this purpose, seniority shall be determined by the order in which the names of the joint holders stand in the register of Unitholders of SF REIT in respect of the relevant Unit.
- (iv) For the purpose of ascertaining entitlement to attend and vote at the AGM (or any adjournment thereof), the register of Unitholders of SF REIT will be closed from Monday, 23 May 2022 to Thursday, 26 May 2022, both days inclusive, during which period no transfer of Units will be effected. In order to be eligible to attend and vote at the AGM (or any adjournment thereof), all transfer documents accompanied by the relevant unit certificates must be lodged with the Unit Registrar (at the address stated in note (ii) above) for registration no later than 4:30 p.m. on Friday, 20 May 2022.
- (v) The voting on all the proposed resolutions as set out in this notice shall be taken by poll at the AGM.
- (vi) With regard to agenda item no. 3, the biographical details of Mr. Michael Tjahja SUSANTO, the retiring independent non-executive director of the REIT Manager who shall offer himself for re-election at the AGM, is set out in Appendix I to the circular dated 25 April 2022 of SF REIT.
- (vii) With regard to agenda item no. 4, an explanatory statement providing requisite information on the proposed grant of the general mandate to buy back Units is set out in Appendix II to the circular dated 25 April 2022 of SF REIT.
- (viii) If a Typhoon Signal No. 8 (or above) is hoisted or a Black Rainstorm Warning Signal is in force in Hong Kong at or at any time after 7:00 a.m. on the date of the AGM, the AGM will be rescheduled. The REIT Manager will publish an announcement on the website of SF REIT ([www.sf-reit.com](http://www.sf-reit.com)) and the HKEXnews website of Hong Kong Exchanges and Clearing Limited ([www.hkexnews.hk](http://www.hkexnews.hk)) to notify Unitholders of the date, time and place of the rescheduled meeting. The AGM will be held as scheduled when an Amber or a Red Rainstorm Warning Signal is in force. Unitholders should decide on their own whether they would attend the AGM under bad weather conditions bearing in mind their own situations.
- (ix) **In order to safeguard the health and safety of Unitholders and other attendees and minimise the risk of spreading of COVID-19, the REIT Manager will implement the following precautionary measures for the AGM (or any adjournment thereof):**
  - (1) **compulsory body temperature screening/check at the entrance of the AGM venue;**
  - (2) **compulsory wearing of face masks at all times;**

- (3) completion of health declaration form and scanning of the “LeaveHomeSafe” venue QR code;
- (4) maintaining a safe distance between seats to ensure social distancing;
- (5) no refreshments or drinks will be served; and
- (6) no souvenirs will be provided.

The REIT Manager reserves the right to deny entry into the AGM venue if any person (a) refuses to comply with any of the precautionary measures referred to in (1) to (6) above; (b) has a body temperature of over 37.4 degree Celsius; or (c) is subject to health quarantine prescribed by the Government of Hong Kong or has close contact with any person under quarantine.

- (x) **IMPORTANT REMINDER:** Subject to the development of COVID-19, the REIT Manager may be required to change the AGM arrangements at short notice and may issue further announcement as appropriate. Unitholders are advised to check SF REIT’s website ([www.sf-reit.com](http://www.sf-reit.com)) for any update of the latest arrangements of the AGM.
- (xi) As at the date of this notice, the board of directors of the REIT Manager 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.