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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 EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an extraordinary general meeting ("**EGM**") of the unitholders ("**Unitholders**") of SF Real Estate Investment Trust ("**SF REIT**") will be held at 23/F, Lee Garden One, 33 Hysan Avenue, Causeway Bay, Hong Kong on Friday, 9 January 2026 at 11:00 a.m. for the purpose of considering and, if thought fit, passing with or without amendments, the resolution below.

Words and expressions that are not expressly defined in this notice of EGM shall bear the same meaning as that defined in the circular to Unitholders dated 22 December 2025 (the "**Circular**").

ORDINARY RESOLUTION

1. **THAT**, approval (where relevant, shall include approval by way of ratification) be and is hereby given for the CCPT Matters Requiring Approval, being the New SF Leasing Framework Agreement and the proposed New Annual Caps, as more fully described in the Circular **AND THAT** authorisation be granted to the REIT Manager, any Director, the Trustee and any authorised signatory of the Trustee to complete and to do all such acts and things (including executing all such documents as may be required) as the REIT Manager, such Director, the Trustee or such authorised signatory of the Trustee, as the case may be, may consider expedient or necessary or in the interest of SF REIT to give effect to all matters in relation to the CCPT Matters Requiring Approval generally.

By Order of the Board
SF REIT Asset Management Limited
(as manager of SF Real Estate Investment Trust)
CHING Wai Fong
Company Secretary

Hong Kong, 22 December 2025

Notes:

(1) Pursuant to the Trust Deed, any Unitholder entitled to attend and vote at the EGM (or any adjournment thereof) is entitled to appoint proxy to attend and vote in his/her/its stead at the EGM (or any adjournment thereof), 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.

(2) 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 (if any) must be deposited with the Unit Registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, 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 EGM (or any adjournment thereof).

(3) 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 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.

(4) For the purpose of ascertaining entitlement to attend and vote at the EGM (or any adjournment thereof), the register of Unitholders of SF REIT will be closed from Tuesday, 6 January 2026 to Friday, 9 January 2026, both days inclusive, during which period no transfer of Units will be effected. In order to be eligible to attend and vote at the EGM (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 point (2) above) for registration not later than 4:30 p.m. on Monday, 5 January 2026.

(5) The voting on the proposed resolution as set out in this notice of EGM shall be taken by poll at the EGM.

(6) With regard to details of the proposed ordinary resolution, please refer to the Circular.

(7) If a Typhoon Signal No. 8 (or above) is hoisted or a Black Rainstorm Warning Signal or "extreme conditions" announced by The Government of the HKSAR is/are in force in Hong Kong at or at any time after 7:00 a.m. on the date of the EGM, the EGM will be rescheduled. The REIT Manager will publish an announcement on SF REIT's website (www.sf-reit.com) and the Hong Kong Stock Exchange's website (www.hkexnews.hk) to notify Unitholders of the date, time and place of the rescheduled meeting. The EGM 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 EGM under bad weather conditions bearing in mind their own situations.

(8) As at the date of this announcement, the Board comprises Mr. HO Chit as Chairman and Non-executive Director; Mr. Hubert CHAK as Executive Director and Chief Executive Officer; Ms. OOI Bee Ti and Ms. GAN Ling as Non-executive Directors; and 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.