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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

ANNOUNCEMENT OF INTERIM RESULTS
FOR THE SIX MONTHS ENDED 30 JUNE 2026

The board of directors (the “**Board**”) of SF REIT Asset Management Limited (the “**REIT Manager**”) is pleased to announce the unaudited interim results of SF Real Estate Investment Trust (“**SF REIT**”) and its subsidiaries (the “**Group**”) for the six months ended 30 June 2026 (the “**Reporting Period**” or “**1H 2026**”). The interim results and the condensed consolidated interim financial information of the Group for the Reporting Period have been approved for issue by the Board on 13 August 2026.

PERFORMANCE HIGHLIGHTS

	For the six months ended 30 June 2026 <i>HK\$ million</i>	For the six months ended 30 June 2025 <i>HK\$ million</i>	Changes
Revenue ¹	219.3	229.9	-4.6%
Net property income ¹	178.4	192.0	-7.1%
Distributable income	110.7	119.5	-7.3%
Distribution per unit (<i>HK cents</i>)	12.15	13.11	-7.3%
Payout ratio	90%	90%	—
	As at 30 June 2026	As at 31 December 2025	Changes
Occupancy rate	96.8%	96.9%	-0.1 percentage points
Portfolio value (<i>HK\$ million</i>)	6,206.5	6,170.8	+0.6%
Gearing ratio	38.7%	38.5%	+0.2 percentage points
Net assets per unit attributable to Unitholders (<i>HK\$</i>)	3.90	3.88	+0.5%

1 Adjusted to reflect the step-up rent mechanism in leases and excluding depreciation and amortisation, where appropriate.

MARKET OVERVIEW

During the Reporting Period, the global economy exhibited resilience against prevailing macroeconomic headwinds. Despite lingering market uncertainties triggered by geopolitical frictions, fluctuating energy costs and unpredictable interest rate movements, the rapid expansion of the artificial intelligence (“AI”) industry has stood out as a core engine of global economic growth, catalysing sizeable capital spending and cross-industry innovation to cushion downside economic risks.

The Chinese Mainland’s economy maintained stable growth, posting a 4.7%² year-on-year increase in gross domestic product (“GDP”) for the first half of 2026, underpinned by a 16.9%² year-on-year growth of total import and export value. The industrial recovery and enhanced logistics activity contributed to the stabilization of the logistics property market fundamentals, with a gradual absorption of new supply, stabilized occupancy rates and a moderating decline in rents.

Hong Kong economy continued to expand robustly in the second quarter of 2026, underpinned by buoyant external trade and resilient domestic demand. According to the advance estimates, real GDP grew further by 4.3%³ in the second quarter over a year earlier, following 5.9%³ growth in the preceding quarter. With vibrant global demand for AI-related products, total exports of goods measured in national accounts terms recorded an increase of 28.8%³ in real terms in the second quarter of 2026 over a year earlier, accelerated further from the growth of 23.8%³ in the first quarter. After a prolonged period of subdued market sentiment in its logistics property market, Hong Kong’s economic and trade recovery has stabilized the logistics property market and paved the way for gradual improvements across market fundamentals. Nevertheless, the logistics property market is expected to contend with sustained new supply in the medium term, which may continue to pressure the overall supply-demand balance.

From a property investment perspective, both the Hong Kong and Chinese Mainland property markets and associated investment activity remained subdued in recent years. Fueled by sound underlying economic recovery across both jurisdictions, the property markets have recently captured positive momentum. Notwithstanding enduring challenges stemming from geopolitical risks and unresolved interest rate volatility, investors retain a prudent yet constructive longer-term outlook towards the market.

2 National Bureau of Statistics of China

3 Census and Statistics Department, The Government of the Hong Kong Special Administrative Region

FINANCIAL REVIEW

Operating Results

During the Reporting Period, SF REIT recorded revenue of HK\$219.3 million (1H 2025: HK\$229.9 million),⁴ representing a decrease of 4.6% year-on-year. After deducting property operating expenses of HK\$40.9 million (1H 2025: HK\$37.9 million), the net property income amounted to HK\$178.4 million (1H 2025: HK\$192.0 million),⁴ representing a decrease of 7.1% year-on-year.

	Revenue ⁴			Net property income ⁴		
	Six months ended 30 June					
	2026	2025	Changes	2026	2025	Changes
Hong Kong	HK\$'000	HK\$'000	%	HK\$'000	HK\$'000	%
Tsing Yi Property	157,603	168,691	-6.6	130,534	143,972	-9.3
Chinese Mainland	RMB'000	RMB'000	%	RMB'000	RMB'000	%
Changsha Property	22,681	22,274	+1.8	17,450	17,178	+1.6
Foshan Property	22,175	24,461	-9.3	18,119	20,074	-9.7
Wuhu Property	9,165	10,036	-8.7	6,305	7,273	-13.3
Total	54,021	56,771	-4.8	41,874	44,525	-6.0

Property operating expenses included building management fees charged by independent third parties of approximately HK\$12.0 million (1H 2025: HK\$12.6 million) and by the operations manager which is a subsidiary of S.F. Holding Co., Ltd. (順豐控股股份有限公司) (“SFH”, together with its subsidiaries, collectively “SFH Group”) of approximately HK\$1.4 million (1H 2025: HK\$1.3 million) as well as fees for provision of services to generate supplemental services income of HK\$5.9 million (1H 2025: HK\$4.2 million). The remaining property operating expenses mainly consisted of other taxes, rates and government rent, repairs and maintenance, and utilities fees.

Finance costs for the Reporting Period were HK\$39.9 million (1H 2025: HK\$47.3 million), including interest expenses on bank borrowings of HK\$39.5 million (1H 2025: HK\$46.8 million) with the remainder consisting of amortisation of cost of debts. The net interest expenses on bank borrowings after considering interest rate swap contracts (“IRS”) were HK\$42.0 million (1H 2025: HK\$49.4 million).

⁴ Adjusted to reflect the step-up rent mechanism in leases and excluding depreciation and amortisation, where appropriate.

SF REIT reported a profit before tax of HK\$123.5 million (1H 2025: loss before taxation of HK\$433.6 million) mainly due to reduction of the fair value losses on investment properties to HK\$3.9 million in 1H 2026 (1H 2025: fair value losses of HK\$525.9 million) and fair value gains on interest rate swap of HK\$8.7 million (1H 2025: fair value losses of HK\$32.8 million).

After off-setting with an income tax expenses of HK\$25.8 million (1H 2025: income tax credits of HK\$71.4 million), profit after taxation is HK\$97.7 million during the Reporting Period (1H 2025: loss after taxation of HK\$362.2 million).

Distribution

Under the Code on Real Estate Investment Trusts (the “**REIT Code**”) and the trust deed constituting SF REIT (the “**Trust Deed**”), SF REIT is required to distribute to its unitholders (the “**Unitholders**”) not less than 90% of the total distributable income (which is the audited profit for the period before transactions with Unitholders subject to certain adjustments as defined in the Trust Deed).

The total distributable income for the Reporting Period dropped by 7.3% to HK\$110.7 million (1H 2025: HK\$119.5 million), representing the profit (1H 2025: loss) before transactions with Unitholders as adjusted to eliminate the effects of the adjustments as set out in the Trust Deed, which mainly include fair value losses on investment properties, fair value gains on derivative financial instruments – non-cash settlement portion, difference between accrued rental income and contractual rental receipts and deferred tax expenses.

With an aim at preserving capital to enhance financial stability and better position SF REIT to face future challenges in this volatile market, the Board has resolved to maintain a 90% payout ratio and declare an interim distribution per unit of HK12.15 cents for the Reporting Period (1H 2025: HK13.11 cents). Such distribution represents a distribution yield of 9.9% on an annualised basis based on the closing unit price of HK\$2.47 on the last trading day of the Reporting Period.

The interim distribution will be paid on 24 September 2026 to the Unitholders whose names appear on the register of Unitholders of SF REIT on 31 August 2026.

Financial Position

As at 30 June 2026, total assets amounted to HK\$6,446.8 million (31 December 2025: HK\$6,411.4 million) comprising mainly investment properties of HK\$6,206.5 million (31 December 2025: HK\$6,170.8 million). Total liabilities were HK\$3,247.4 million (31 December 2025: HK\$3,228.5 million) including bank borrowings of HK\$2,494.1 million (31 December 2025: HK\$2,470.4 million), of which HK\$2,157.9 million was in HK\$ loans (31 December 2025: HK\$2,157.4 million) and HK\$336.2 million was in RMB loans (31 December 2025: HK\$313.0 million). Net asset value per unit was HK\$3.90 (31 December 2025: HK\$3.88).

SF REIT's gearing ratio (defined as the percentage of total borrowings over total assets) was 38.7% (31 December 2025: 38.5%), while the total liabilities as a percentage of total assets was 50.4% (31 December 2025: 50.4%).

OPERATIONS REVIEW

SF REIT's portfolio comprises four strategically positioned modern logistics properties. Located in key logistics hubs across Greater China, the portfolio includes assets in Tsing Yi, Hong Kong ("**Tsing Yi Property**"); Changsha, Hunan Province ("**Changsha Property**"); Foshan, Guangdong Province ("**Foshan Property**"); and Wuhu, Anhui Province ("**Wuhu Property**"). All properties are high-quality, modern facilities initially developed to support the logistics operations of the SFH Group.

Property	GLA as at 30 June 2026 (sq.m.)	Occupancy as at 30 June 2026	Occupancy as at 31 December 2025	% of GLA occupied by internal tenants as at 30 June 2026 ⁵
Tsing Yi Property	160,324	94.9%	94.8%	70.3%
Changsha Property	119,684	97.0%	98.0%	85.3%
Foshan Property	84,951	100.0%	100.0%	99.9%
Wuhu Property	62,698	96.9%	95.9%	91.4%
Total	427,657	96.8%	96.9%	83.5%

⁵ Internal tenants refer to tenants from the SFH Group.

During the Reporting Period, the REIT Manager actively fostered strong, long-term partnerships with tenants, with their operational needs consistently placed at the forefront of the management strategy. Through proactive and continuous communication, flexible leasing solutions were tailored to support tenants' evolving business requirements. These dedicated efforts were instrumental in securing a robust and stable portfolio performance, as reflected in the maintenance of a high overall occupancy rate of 96.8% as at 30 June 2026 (31 December 2025: 96.9%).

The SFH Group remains as the major tenant, occupying 83.5% of the portfolio's Gross Lettable Area ("GLA") as at 30 June 2026 (31 December 2025: 80.7%) and contributing approximately 77.1% of the total revenue for the Reporting Period (1H 2025: 75.5%).

During the Reporting Period, the REIT Manager successfully renewed and re-let majority of the leases with both SFH Group and external tenants, covering a total GLA of approximately 370,000 square meters. This represents 86.6% of the portfolio's GLA, demonstrating effective asset management and a strong commitment to maintaining portfolio occupancy and income stability. Following successful renewals and re-let with both SFH Group and external tenants, the lease expiry by GLA is well-staggered. As at 30 June 2026, approximately 1.6%, 6.4%, 22.0%, 21.4%, 1.4% and 44.0% of leases by GLA are scheduled to expire in 2026, 2027, 2028, 2029, 2030 and 2031 respectively, avoiding the risk of expiry concentration.

Hong Kong

During the Reporting Period, the Tsing Yi Property maintained a high occupancy rate of 94.9% as at 30 June 2026 (31 December 2025: 94.8%).

The Tsing Yi Property is currently undergoing the replacement of the Automatic Fire Alarm Panel, with the entire project targeted for completion by the end of 2026.

The property management service contract was renewed on 1 June 2026. Following a competitive tendering process, a three-year service contract was awarded to Savills Property Management Limited for the period from 1 June 2026 to 31 May 2029.

Chinese Mainland

The three Chinese Mainland properties consistently delivered stable operational performance and maintained high occupancy rates throughout the Reporting Period. Proactive lease management ensured minimal income disruption across the portfolio.

The Changsha Property is currently undertaking a dormitory conversion project to meet tenant requirements. All necessary government approvals for the construction were secured in the first half of the year, and the project is progressing well as scheduled, with expected completion in the third quarter of 2026.

For the Wuhu Property, inspection and repair works for restroom leaks across multiple floors in the ancillary building were carried out during the first half of the year. By promptly addressing tenant concerns, overall tenant satisfaction has been improved.

The Foshan Property initiated a comprehensive inspection and rectification of interior walls within the property in the first half of the year. While minor cracks pose no structural safety risks, a thorough remediation programme has been launched to enhance the operational environment and mitigate potential water leakage risks.

PORTFOLIO VALUATION

Colliers International (Hong Kong) Limited has been appointed as the principal valuer of SF REIT and commenced the valuation of the properties of SF REIT as at 30 June 2026 using the income capitalisation approach with reference to market comparables.

On a portfolio-wide basis, the appraised value of SF REIT's portfolio was HK\$6,206.5 million (31 December 2025: HK\$6,170.8 million). This represents a slight increase of 0.6%, partly aided by the appreciation of the Renminbi. The following table summarises the valuation of SF REIT's properties as at 30 June 2026 and 31 December 2025.

	Appraised Value				HoH Changes		Capitalisation Rate	
	As at 30 June 2026		As at 31 December 2025		in HK\$	in local currency	As at 30 June 2026	As at 31 December 2025
Hong Kong	HK\$ million		HK\$ million		%	%	%	%
Tsing Yi Property	5,120		5,120		0.0	0.0	4.25	4.25
Chinese Mainland	HK\$ million	RMB million	HK\$ million	RMB million	%	%	%	%
Changsha Property	481.1	416.9	463.6	416.9	+3.8	0.0	5.55	5.55
Foshan Property	425.1	368.4	413.4	371.8	+2.8	-0.9	5.45	5.45
Wuhu Property	180.3	156.3	173.8	156.3	+3.7	0.0	5.50	5.70
Sub-Total	1,086.5	941.6	1,050.8	945.0	+3.4	-0.4		
Total Portfolio	6,206.5		6,170.8		+0.6			

During the Reporting Period, the property portfolio demonstrated overall resilience in valuation. The valuations of the Tsing Yi Property and Chinese Mainland Properties remained stable during the Reporting Period, supported by improved trading conditions which have provided a solid foundation for the logistics real estate market rentals in both Hong Kong and the Chinese Mainland.

The valuation of the Foshan Property saw a modest adjustment, primarily reflecting a market-driven softening of rental benchmarks as assessed by our principal valuer, in line with the current supply-demand dynamics in the Foshan area.

CAPITAL MANAGEMENT

During the Reporting Period, SF REIT had Hong Kong dollar banking facilities (“**HK\$ Loans**”) including:

- (i) a three-year sustainability-linked term loan facility for a principal amount up to HK\$2,159 million (the “**HK\$ Term Loan**”) maturing in September 2027 with a two-year extension option at an interest rate of HIBOR plus 0.70% per annum; and
- (ii) a one-year revolving loan facility for a principal amount up to HK\$250 million, or its equivalent in RMB, at an interest rate of HIBOR plus 0.60% per annum (the “**HK\$ Revolving Loan**”).

The HK\$ Loans are secured by the Tsing Yi Property and its rental collection account.

As at 30 June 2026, the HK\$ Term Loan was fully drawn while the HK\$ Revolving Loan was not utilised during the Reporting Period.

During the Reporting Period, SF REIT also had RMB banking facilities (“**RMB Loans**”) including:

- (i) a ten-year term loan for a principal amount up to RMB60 million with floating rate and maturing in November 2035 (“**Wuhu RMB Loan**”). As at 30 June 2026, the total outstanding amount of the Wuhu RMB Loan amounted to approximately RMB58 million; and
- (ii) a ten-year term loan for a principal amount up to RMB234 million with floating rate and maturing in November 2035 (“**Changsha RMB Loan**”). As at 30 June 2026, the total outstanding amount of the Changsha RMB Loan amounted to approximately RMB234 million.

During the Reporting Period, the Group's investment properties, the rental income, restricted bank balances, and an equity interest of a subsidiary of the Group were pledged to secure the Group's bank borrowings.

Since 2022, SF REIT has been using a mix of short- and long-term IRS to manage financing costs. During the Reporting Period, after accounting for the IRS, the weighted average effective interest rates for all loans, HK\$ Loans and RMB Loans were contained at 3.39%, 3.48% and 2.83% per annum (1H 2025: 3.95%, 4.04% and 3.36% per annum), respectively.

As at 30 June 2026, 42% of the HK\$ Term Loan had been hedged with a long-term IRS since the loan inception in September 2024 until September 2027, when the HK\$ Term Loan itself matures.

For the Reporting Period, approximately 27.6% and 26.0% (1H 2025: 26.3% and 24.5%) of the revenue and net property income, respectively, of SF REIT were denominated in RMB, which had to be converted into Hong Kong dollars for the calculation of distributions to Unitholders. The REIT Manager will continue to monitor the foreign exchange market and will take appropriate protective actions to mitigate foreign exchange risks, when necessary.

As at 30 June 2026, SF REIT had total cash and bank balances of HK\$76.3 million (31 December 2025: HK\$118.9 million), the majority of which were held in HK\$ and RMB, term deposits with original maturity over 3 months of HK\$60.6 million (31 December 2025: HK\$10.0 million), and available banking facilities of HK\$250 million (31 December 2025: HK\$250 million). Taking into consideration the recurrent income generated from its operations, the current cash position and sources of funding available, the REIT Manager is of the view that SF REIT has sufficient financial capability to satisfy its working capital and capital expenditure requirements.

OUTLOOK AND STRATEGY

The first half of 2026 presented a global economic landscape characterised by both uncertainties and opportunities. While geopolitical tensions and continued interest rate uncertainty weighed on sentiment, robust technological advancements and acceleration of AI adoption catalysed strong investment momentum and unlocked new growth vectors across key industries.

In Hong Kong, the logistics property market is transitioning from a phase of adjustment toward a phase of stabilization, supported by a recovery in trade activity and broader economic confidence. Leasing demand has been sustained by core drivers including e-commerce platforms, third-party logistics providers, and specialised industrial sectors. Although a pipeline of new supply will enter the market in the medium term, we remain confident that our portfolio of well-located, high-quality assets will retain its competitive positioning as market conditions continue to improve.

Similarly, the Chinese Mainland logistics real estate sector, having undergone a consolidation, is now exhibiting firmer economic fundamentals. Strengthening economic indicators, a rebound in export performance, and sustained e-commerce expansion are collectively providing renewed momentum. As the market gradually absorbs existing supply, operating conditions are stabilizing, setting the stage for a return to a healthier and more sustainable equilibrium in the period ahead.

Amid ongoing market volatility, our strategic focus remains centered on proactive portfolio management and deepening our relationship with the SFH Group, our strategic partner and anchor tenant. We are equally committed to fostering strong engagement with our broader tenant base. The REIT Manager will continue to exercise prudent capital management and maintain adequate liquidity to navigate near-term challenges. We remain vigilant in monitoring market developments and will pursue high-conviction opportunities to enhance our portfolio quality and deliver sustainable, long-term value to our Unitholders.

CONDENSED CONSOLIDATED INCOME STATEMENT

For the six months ended 30 June 2026

		Six months ended 30 June	
		2026	2025
	Notes	<i>HK\$'000</i>	<i>HK\$'000</i>
		(Unaudited)	(Unaudited)
Revenue	4	212,683	224,590
Property operating expenses	6	<u>(41,954)</u>	<u>(39,034)</u>
Net property income		170,729	185,556
General and administrative expenses	7	(16,126)	(16,499)
Fair value changes on investment properties	13	(3,883)	(525,922)
Other gains/(losses) – net	8	<u>12,055</u>	<u>(31,430)</u>
Operating profit/(loss)		162,775	(388,295)
Finance income		645	1,952
Finance costs	9	<u>(39,918)</u>	<u>(47,284)</u>
Profit/(loss) before taxation and transactions with Unitholders		123,502	(433,627)
Income tax (expenses)/credits	10	<u>(25,768)</u>	<u>71,392</u>
Profit/(loss) for the period, before transactions with Unitholders		97,734	(362,235)
Distribution paid to Unitholders			
– 2024 final distribution, paid on 25 April 2025		–	(103,537)
– 2025 final distribution, paid on 21 April 2026		<u>(108,451)</u>	<u>–</u>
		<u>(10,717)</u>	<u>(465,772)</u>
Basic earnings/(loss) per unit (HK cents)	12	11.91	(44.28)
Diluted earnings/(loss) per unit (HK cents)	12	<u>11.91</u>	<u>(44.28)</u>

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the six months ended 30 June 2026

	Before transactions with Unitholders <i>HK\$'000</i> (Unaudited)	Transactions with Unitholders (Note) <i>HK\$'000</i> (Unaudited)	After transactions with Unitholders <i>HK\$'000</i> (Unaudited)
Six months ended 30 June 2026			
Profit for the period	97,734	(124,912)	(27,178)
Other comprehensive income			
<i>Items that may be reclassified subsequently to condensed consolidated income statement:</i>			
Exchange gains on translation of financial statements	27,178	—	27,178
Total comprehensive income for the period	124,912	(124,912)	—
Six months ended 30 June 2025			
Loss for the period	(362,235)	340,928	(21,307)
Other comprehensive income			
<i>Items that may be reclassified subsequently to condensed consolidated income statement:</i>			
Exchange gains on translation of financial statements	21,307	—	21,307
Total comprehensive income for the period	(340,928)	340,928	—

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (CONTINUED)

For the six months ended 30 June 2026

Note:

In accordance with the Trust Deed, SF REIT is required to distribute to Unitholders not less than 90% of total distributable income for each financial year. SF REIT also has a limited life and shall continue until 80 years less one day from 29 April 2021 (Date of Establishment). Accordingly, the units contain contractual obligations of the trust to pay cash distributions to Unitholders and, upon termination of the trust, to share all net cash proceeds derived from the sales on realisation of the assets of the trust less any liabilities, in accordance with their proportionate interests in the trust at the date of the termination. The Unitholders' funds are therefore classified as a financial liability rather than equity in accordance with International Accounting Standard ("IAS") 32 "Financial Instruments: Presentation". Consistent with Unitholders' funds being classified as a financial liability, the distribution to Unitholders and change in net assets attributable to Unitholders, excluding issuance of new units, are part of finance costs. Accordingly, the total comprehensive income attributable to Unitholders, after the transactions with Unitholders, is zero.

CONDENSED CONSOLIDATED BALANCE SHEET

As at 30 June 2026

		30 June 2026	31 December 2025
	Notes	<i>HK\$'000</i>	<i>HK\$'000</i>
		(Unaudited)	(Audited)
ASSETS			
Non-current assets			
Investment properties	13	6,206,512	6,170,840
Property, plant and equipment		11,269	11,985
Land use rights		570	557
Intangible assets		6	8
Derivative financial instruments		24,523	13,364
Deferred tax assets		30,323	32,075
		6,273,203	6,228,829
Current assets			
Trade receivables	14	1,582	1,818
Amounts due from related companies	14	4,335	3,064
Prepayments and other receivables		7,869	9,173
Restricted cash		22,858	39,536
Term deposits with original maturity over 3 months		60,600	10,000
Cash and cash equivalents		76,312	118,949
		173,556	182,540
Total assets		6,446,759	6,411,369

CONDENSED CONSOLIDATED BALANCE SHEET (CONTINUED)

As at 30 June 2026

		30 June 2026	31 December 2025
	Notes	<i>HK\$'000</i>	<i>HK\$'000</i>
		(Unaudited)	(Audited)
LIABILITIES			
Current liabilities			
Borrowings	15	16,895	40,362
Trade payables	16	1,163	327
Amounts due to connected persons and related companies		86,278	98,186
Other payables		46,412	53,196
Current tax liabilities		2,768	2,909
		153,516	194,980
Non-current liabilities, excluding net assets attributable to Unitholders			
Borrowings	15	2,477,175	2,430,045
Deferred tax liabilities		579,432	567,072
Deferred government grants		37,287	36,384
		3,093,894	3,033,501
Total liabilities, excluding net assets attributable to Unitholders		3,247,410	3,228,481
Net assets attributable to Unitholders		3,199,349	3,182,888
Units in issue (Thousand)		820,356	820,356
Net assets per unit attributable to Unitholders		HK\$3.90	HK\$3.88

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO UNITHOLDERS

For the six months ended 30 June 2026

	Net assets attributable to Unitholders <i>HK\$'000</i> (Unaudited)
As at 1 January 2026	3,182,888
Profit for the period, before transactions with Unitholders	97,734
Distribution paid to the Unitholders	(108,451)
Exchange gains on translation of financial statements	27,178
As at 30 June 2026	3,199,349
As at 1 January 2025	3,680,406
Units issued to REIT Manager	12,781
Loss for the period, before transactions with Unitholders	(362,235)
Distribution paid to the Unitholders	(103,537)
Exchange gains on translation of financial statements	21,307
As at 30 June 2025	3,248,722

CONSOLIDATED DISTRIBUTION STATEMENT

For the six months ended 30 June 2026

		Six months ended 30 June	
		2026	2025
	Notes	<i>HK\$'000</i>	<i>HK\$'000</i>
		(Unaudited)	(Unaudited)
Profit/(loss) for the period, before transactions with Unitholders		97,734	(362,235)
Adjustments:			
– Fair value changes on investment properties	13	3,883	525,922
– Fair value (gains)/losses on derivative financial instruments – non-cash settlement portion		(11,159)	30,281
– Differences between finance cost and interest paid and payable in accordance with contractual obligations		450	449
– Deferred tax expenses/(credits)	10	14,325	(78,091)
– Depreciation and amortisation		1,019	1,141
– Appropriation to PRC statutory reserve		(1,026)	(2,009)
– Amortisation of government grants		(463)	(490)
– Non-cash foreign exchange gains		(652)	(752)
– Differences between accrued rental income and contractual rental receipts		6,614	5,282
Total distributable income		110,725	119,498
Percentage of distribution over total distributable income for the period (Note (i))		90%	90%
Interim distribution for the period to be paid to Unitholders (Note (ii))		99,653	107,548
Units in issue (Thousand)		820,356	820,356
Distribution per unit for the period (Note (ii))		HK12.15 cents	HK13.11 cents

CONSOLIDATED DISTRIBUTION STATEMENT (CONTINUED)

For the six months ended 30 June 2026

Notes:

- (i) Pursuant to the Trust Deed, the distributable income is profit for the period, before transactions with Unitholders as adjusted to eliminate the effects of Adjustments (as set out in the Trust Deed) which have been recorded in the consolidated income statement for the relevant year. The REIT Manager's policy is to distribute to Unitholders an amount of no less than 90% of SF REIT's annual distributable income for each financial year save for the first distribution. The REIT Manager decided to distribute 90% of the Interim Distributable Income (as defined in the Trust Deed) for the six months ended 30 June 2026.
- (ii) The interim distribution per unit of HK12.15 cents for the six months ended 30 June 2026 (2025 interim distribution per unit: HK13.11 cents) was calculated based on the interim distribution of HK\$99,653,000 (2025 interim distribution: HK\$107,548,000) over 820,355,741 units in issue as at 30 June 2026 (30 June 2025: 820,355,741 units in issue). The interim distribution will be paid on 24 September 2026 (2025 interim distribution: 23 September 2025).

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

For the six months ended 30 June 2026

1. General information

SF Real Estate Investment Trust (“**SF REIT**”) is a Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and its units were listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) on 17 May 2021. SF REIT is governed by a trust deed dated 29 April 2021 entered into between SF REIT Asset Management Limited (the “**REIT Manager**”) and DB Trustees (Hong Kong) Limited (the “**Trustee**”), as amended by any supplemental deed (the “**Trust Deed**”).

The principal activity of SF REIT is investment holding whereas its subsidiaries (together with SF REIT referred to as the “**Group**”) are principally engaged in property investments in Hong Kong, and in Foshan, Wuhu and Changsha of The People’s Republic of China (the “**PRC**”).

The addresses of the registered offices of the REIT Manager and the Trustee, are Room 2002, 20th Floor, Lee Garden Six, 111 Leighton Road, Causeway Bay, Hong Kong, and Level 60, International Commerce Centre, 1 Austin Road West, Kowloon, Hong Kong, respectively.

The condensed consolidated interim financial information is presented in Hong Kong dollars (“**HK\$**”), which is also the functional currency of the Company.

2. Basis of preparation

The condensed consolidated interim financial information for the six months ended 30 June 2026 has been prepared in accordance with IAS 34, ‘Interim Financial Reporting’ issued by the International Accounting Standards Board. In addition, the condensed consolidated interim financial information includes the relevant provisions of the Trust Deed, the Code on Real Estate Investment Trusts (the “**REIT Code**”) issued by the Securities and Futures Commission of Hong Kong and the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

The condensed consolidated interim financial information should be read in conjunction with the annual financial statements for the year ended 31 December 2025, which have been prepared in accordance with IFRS Accounting Standards (“IFRS”).

The condensed consolidated interim financial information has been prepared under the historical cost convention, except for investment properties and derivatives financial instruments, which are carried at fair value.

3. Accounting policies

The accounting policies adopted are consistent with those of the annual consolidated financial statements for the year ended 31 December 2025, as described in those annual consolidated financial statements, except for the adoption of amended IFRSs effective as at 1 January 2026, details of which are set out below:

New standards and amendments to standards and Interpretations

The following new and amended standards and interpretation are mandatory for the first time for the financial period beginning on or after 1 January 2026:

Annual Improvements	Annual Improvements to IFRS Accounting Standards – Volume 11
Amendment to IFRS 9 and IFRS 7	Classification and Measurement of Financial Instruments
Amendment to IFRS 9 and IFRS 7	Contracts Referencing Nature-dependent Electricity

The Group does not expect these amendments to have a material impact on its operations or financial statements.

Certain new accounting standards, amendments to accounting standards and interpretations have been published but are not yet effective and have not been early adopted by the Group:

		Effective for accounting periods beginning on or after
IFRS 18	Presentation and Disclosure in Financial Statements	1 January 2027
IFRS 19	Subsidiaries without Public Accountability: Disclosures	1 January 2027
Amendment to IAS 21	Translation to a Hyperinflationary Presentation Currency	1 January 2027
IFRS 20	Regulatory Assets and Regulatory Liabilities	1 January 2029

The Group has assessed the impact of adopting these new standards and amendments to standards. According to the preliminary assessment, these standards and amendments to standards are not expected to have a significant impact on the results and financial position of the Group.

IFRS 18 Presentation and Disclosure in Financial Statements (effective for annual periods beginning on or after 1 January 2027)

IFRS 18 will replace IAS 1 Presentation of financial statements, introducing new requirements that will help to achieve comparability of the financial performance of similar entities and provide more relevant information and transparency to users. Even though IFRS 18 will not impact the recognition or measurement of items in the financial statements, its impacts on presentation and disclosure are expected to be pervasive, in particular those related to the statement of financial performance and providing management-defined performance measures within the financial statements.

Management is currently assessing the detailed implications of applying the new standard on the Group's consolidated financial statements. From the high-level preliminary assessment performed, the following potential impacts have been identified:

- a. Although the adoption of IFRS 18 will have no impact on the Group's net profit, the Group expects that grouping items of income and expenses in the statement of profit or loss into the new categories will impact how operating profit is calculated and reported. From the high-level impact assessment that the Group has performed, the following items might potentially impact operating profit:
 - Foreign exchange differences currently aggregated in the line item 'Other gains/(losses) – net' in operating profit might need to be disaggregated, with some foreign exchange gains or losses presented below operating profit.
 - IFRS 18 has specific requirements on the category in which derivative gains or losses are recognised – which is the same category as the income and expenses affected by the risk that the derivative is used to manage. Although the Group currently recognises some gains or losses in operating profit, there might be a change to where these gains or losses are recognised, and the Group is currently evaluating the need for change.
- b. The line items presented on the primary financial statements might change as a result of the application of the concept of 'useful structured summary' and the enhanced principles on aggregation and disaggregation.
- c. From a cash flow statement perspective, there will be changes to how interest received is presented. Interest received as investing cash flows, which is a change from current presentation as part of operating cash flows.

The Group will apply the new standard from its mandatory effective date of 1 January 2027. Retrospective application is required, and so the comparative information for the financial year ending 31 December 2026 will be restated in accordance with IFRS 18.

4. Revenue

	Six months ended 30 June	
	2026	2025
	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)
Rental income	175,784	189,041
Management service income	29,748	28,077
Others (Note)	7,151	7,472
	212,683	224,590

Note: Others mainly represent revenue generated from supplementary services, which is recognised at a point in time.

5. Segment information

Operating segments are identified on the basis of internal reports about components of the Group that are regularly reviewed by the chief operating decision maker, which has been identified as the REIT Manager, in order to allocate resources to segments and to assess their performance.

The Group holds one property company in Hong Kong and three property companies in Chinese Mainland, which are principally engaged in property investment. Revenue recognised for the current period is mainly from rental income and related management service income from tenants. The REIT Manager evaluates the Group's performance from a geographic perspective and identifies two reportable segments of its business, Hong Kong and Chinese Mainland.

The REIT Manager primarily uses a measure of segment revenue and net property income to assess the performance of the operating segments.

	Hong Kong HK\$'000 (Unaudited)	Chinese Mainland HK\$'000 (Unaudited)	Total HK\$'000 (Unaudited)
Six months ended 30 June 2026			
Segments revenue	153,936	58,747	212,683
Net property income	126,329	44,400	170,729
Fair value changes on investment properties	–	(3,883)	(3,883)
General and administrative expenses			(16,126)
Other gains – net			12,055
Finance income			645
Finance costs			(39,918)
Income tax expenses			(25,768)
Profit for the period, before transactions with Unitholders			97,734
Six months ended 30 June 2025			
Segments revenue	165,463	59,127	224,590
Net property income	140,085	45,471	185,556
Fair value changes on investment properties	(450,000)	(75,922)	(525,922)
General and administrative expenses			(16,499)
Other losses – net			(31,430)
Finance income			1,952
Finance costs			(47,284)
Income tax credits			71,392
Loss for the period, before transactions with Unitholders			(362,235)

Depreciation and amortisation of Hong Kong segment and Chinese Mainland segment for the six months ended 30 June 2026 was approximately HK\$545,000 (30 June 2025: HK\$682,000) and approximately HK\$474,000 (30 June 2025: HK\$459,000) respectively.

Segment assets and segment liabilities (excluding net assets attributable to Unitholders) are measured in the same way as in the financial statements. Total segment assets and total segment liabilities (excluding net assets attributable to Unitholders) are allocated based on the physical location of the assets and liabilities:

	30 June 2026 HK\$'000 (Unaudited)	31 December 2025 HK\$'000 (Audited)
Segment assets		
Hong Kong	5,129,804	5,133,058
Chinese Mainland	1,177,460	1,184,676
All other segments	139,495	93,635
	<u>6,446,759</u>	<u>6,411,369</u>
Segment liabilities, excluding net assets attributable to Unitholders		
Hong Kong	641,187	640,672
Chinese Mainland	423,806	398,916
All other segments	2,182,417	2,188,893
	<u>3,247,410</u>	<u>3,228,481</u>

6. Property operating expenses

	Six months ended 30 June	
	2026	2025
	<i>HK\$'000</i>	<i>HK\$'000</i>
	(Unaudited)	(Unaudited)
Property management fees	19,250	18,214
– Building management fees (Note (i))	13,390	13,965
– Supplemental services related expenses	5,860	4,249
Rates and government rent	4,607	4,620
Repairs and maintenance	5,673	3,891
Electricity and water fee	2,992	3,009
Other taxes (Note (ii))	8,138	7,695
Others	1,294	1,605
	<u>41,954</u>	<u>39,034</u>

Notes:

- (i) Building management fees included the operations management fee to the operations manager which is a subsidiary of S.F. Holding Co., Ltd. of approximately HK\$1,368,000 for the six months ended 30 June 2026 (30 June 2025: HK\$1,348,000).
- (ii) Other taxes mainly include property tax, land use tax, and stamp duty of Chinese Mainland.

7. General and administrative expenses

	Six months ended 30 June	
	2026	2025
	<i>HK\$'000</i>	<i>HK\$'000</i>
	(Unaudited)	(Unaudited)
Auditor's remuneration		
– Audit and audit-related assurance services	941	1,045
– Other services	104	116
REIT Manager's fee	12,303	13,277
Trustee's fee	645	645
Principal valuer's fee	88	88
Legal and professional fee	1,734	1,057
Promotional expenses	17	44
Bank charges	43	37
Others	251	190
	<u>16,126</u>	<u>16,499</u>

8. Other gains/(losses) – net

	Six months ended 30 June	
	2026	2025
	<i>HK\$'000</i>	<i>HK\$'000</i>
	(Unaudited)	(Unaudited)
Government grants	463	490
Fair value gains/(losses) on derivative financial instruments	8,672	(32,818)
Exchange gains, net	2,818	885
Others	102	13
	<u>12,055</u>	<u>(31,430)</u>

9. Finance costs

	Six months ended 30 June	
	2026	2025
	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)
Interest expenses on bank borrowings	39,469	46,835
Amortisation of cost of debts	449	449
	<u>39,918</u>	<u>47,284</u>

10. Income tax (expenses)/credits

Income tax expense is recognised based on management's best estimate of the income tax rate that would be applicable to the full financial year.

During the six months ended 30 June 2026, Hong Kong profits tax was subject to the rate of 16.5% (30 June 2025: 16.5%) on the estimated assessable profit. The Group's subsidiaries in Chinese Mainland had provided for corporate income tax ("CIT") at a standard rate of 25% (30 June 2025: 25%) on the estimated assessable profit for the period. Withholding tax was provided for undistributed profits of subsidiaries in the Chinese Mainland at a rate of 10% (30 June 2025: 10%).

	Six months ended 30 June	
	2026	2025
	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)
Current income tax		
– Chinese Mainland CIT	(6,694)	(6,547)
– Withholding taxes	(4,749)	(152)
Deferred income tax	<u>(14,325)</u>	<u>78,091</u>
	<u>(25,768)</u>	<u>71,392</u>

11. REIT Manager's fee

Pursuant to the Trust Deed, the REIT Manager is entitled to receive management fee for its services as the manager of SF REIT, which is calculated based on 10% per annum of the base fee distributable income (the “**Base Fee**”). The Base Fee distributable income is the amount of the total distributable income to Unitholders calculated before accounting for the Base Fee for the period.

The REIT Manager may elect at its sole discretion to receive the REIT Manager's fee in the form of cash or entirely or partly in the form of units of SF REIT. If no election is made, the most recent valid election made by the REIT Manager in a prior calendar year (if any) shall apply. Pursuant to the announcement of SF REIT dated 13 January 2025, the REIT Manager notified the Trustee in writing of its election to receive the REIT Manager's fee for the year ended 31 December 2025 from SF REIT entirely in the form of cash. As the REIT Manager did not make any election for the year ending 31 December 2026, the most recent valid election made by the REIT Manager for the year ended 31 December 2025 shall apply.

	Six months ended 30 June	
	2026	2025
	<i>HK\$'000</i>	<i>HK\$'000</i>
	(Unaudited)	(Unaudited)
REIT Manager's fee		
In the form of cash	<u>12,303</u>	<u>13,277</u>

12. Earnings/(loss) per unit

The calculation of the basic earnings/(loss) per unit before transactions with Unitholders is based on the profit/(loss) for the period before transactions with Unitholders, with the weighted average number of units in issue for the period.

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
Profit/(loss) for the period, before transactions with Unitholders (HK\$'000)	<u>97,734</u>	<u>(362,235)</u>
Weighted average number of units for the period (Thousand)	<u>820,356</u>	<u>818,087</u>
Basic and diluted earnings/(loss) per unit (HK cents)	<u>11.91</u>	<u>(44.28)</u>

There were no dilutive potential units during the six months ended 30 June 2026 and 2025.

13. Investment properties

	<i>HK\$'000</i> (Unaudited)
As at 1 January 2026	6,170,840
Fair value changes on investment properties	(3,883)
Currency translation differences	<u>39,555</u>
As at 30 June 2026	<u>6,206,512</u>
	<i>HK\$'000</i> (Audited)
As at 1 January 2025	6,731,444
Additions	1,973
Fair value changes on investment properties	(610,265)
Currency translation differences	<u>47,688</u>
As at 31 December 2025	<u>6,170,840</u>

(i) Valuation Process

The Group's investment properties are measured using the fair value model.

The investment properties were revalued on a market value basis as at 30 June 2026 and 31 December 2025 by Colliers International (Hong Kong) Limited (the "**Principal Valuer**"), an independent firm of professional qualified valuers and the Principal Valuer of SF REIT.

(ii) Valuation Techniques

The investment properties were appraised by the Principal Valuer, using the income capitalisation approach as its primary approach with cross-reference to the direct comparison approach, where appropriate.

The income capitalisation approach is based on the net rental income of a property derived from its existing tenancies with due allowance for the reversionary income potential of the property upon expiry of the existing leases, which was then capitalised to determine the fair value at an appropriate capitalisation rate.

The valuation technique is summarised as below with its significant unobservable inputs.

Investment properties held by the Group	Fair value hierarchy	Valuation	Valuation technique and significant unobservable inputs	Significant unobservable inputs	Relationship of significant unobservable inputs to fair value
Asia Logistics Hub – SF Centre (亞洲物流中心-順豐大廈) No. 36 Tsing Yi Hong Wan Road (Tsing Yi Town Lot No. 180), Tsing Yi, New Territories Hong Kong	Level 3	30 June 2026: HK\$5,120,000,000 (31 December 2025: HK\$5,120,000,000)	Income capitalisation method with cross reference to the direct comparison approach		
The key inputs are:					
(1) Term yield			Term yield, taking into account of yield generated by market average selling price and the market average rental from comparable properties and adjustment to reflect the conditions of the subject property, was 3.75% as at 30 June 2026 (31 December 2025: 3.75%).	The higher the term yield, the lower the fair value.	
(2) Reversionary yield			Reversionary yield, taking into account of yield generated by market average selling price and the market average rental from comparable properties and adjustment to reflect the risk associated with the future rental, was 4.25% as at 30 June 2026 (31 December 2025: 4.25%).	The higher the reversionary yield, the lower the fair value.	

Investment properties held by the Group	Fair value hierarchy	Valuation	Valuation technique and significant unobservable inputs	Significant unobservable inputs	Relationship of significant unobservable inputs to fair value
			(3) Monthly market rent	Market rent was determined by the estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently, and without compulsion, the amounts of which were as below: Car parking: HK\$2.5/sq.ft./month as at 30 June 2026 (31 December 2025: HK\$2.5/sq.ft./month); Warehouse: HK\$11.9 – 12.1/sq.ft./month as at 30 June 2026 (31 December 2025: HK\$11.8 – 12.0/sq.ft./month); Ancillary Office: HK\$9.1 – 10.0/sq.ft./month as at 30 June 2026 (31 December 2025: HK\$9.1 – 10.0/sq.ft./month).	The higher the monthly market rent, the higher the fair value.

Investment properties held by the Group	Fair value hierarchy	Valuation	Valuation technique and significant unobservable inputs	Significant unobservable inputs	Relationship of significant unobservable inputs to fair value
Changsha Fengtai Industrial Park (長沙豐泰產業園) No. 102 Hexin Road, Huangxin Town, Changsha, Hunan Province, PRC	Level 3	30 June 2026: HK\$481,061,000 (RMB416,900,000) (31 December 2025: HK\$463,593,000 (RMB416,900,000))	Income capitalisation method with cross reference to the direct comparison approach		
The key inputs are:					
			(1) Term yield	Term yield, taking into account of yield generated by market average selling price and the market average rental from comparable properties and adjustment to reflect the conditions of the subject property, was 5.05% as at 30 June 2026 (31 December 2025: 5.05%).	The higher the term yield, the lower the fair value.
			(2) Reversionary yield	Reversionary yield, taking into account of yield generated by market average selling price and the market average rental from comparable properties and adjustment to reflect the risk associated with the future rental, was 5.55% as at 30 June 2026 (31 December 2025: 5.55%).	The higher the reversionary yield, the lower the fair value.

Investment properties held by the Group	Fair value hierarchy	Valuation	Valuation technique and significant unobservable inputs	Significant unobservable inputs	Relationship of significant unobservable inputs to fair value
			(3) Monthly market rent	Market rent was determined by the estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently, and without compulsion, the amounts of which were as below: Distribution Centre: RMB23.4/sq.m./month as at 30 June 2026 (31 December 2025: RMB23.4/sq.m./month); Warehouse: RMB24.8/sq.m./month as at 30 June 2026 (31 December 2025: RMB24.8/sq.m./month); Office and Ancillary: RMB27.4/sq.m./month as at 30 June 2026 (31 December 2025: RMB27.3/sq.m./month).	The higher the monthly market rent, the higher the fair value.

Investment properties held by the Group	Fair value hierarchy	Valuation	Valuation technique and significant unobservable inputs	Significant unobservable inputs	Relationship of significant unobservable inputs to fair value
Foshan Guicheng Fengtai Industrial Park (佛山桂城豐泰產業園) The northern side of Guanli Road and the western side of Guihe Road, Nanhai District, Foshan, Guangdong Province, PRC	Level 3	30 June 2026: HK\$425,097,000 (RMB368,400,000) (31 December 2025: HK\$413,442,000 (RMB371,800,000))	Income capitalisation method with cross reference to the direct comparison approach		
The key inputs are:					
		(1) Term yield	Term yield, taking into account of yield generated by market average selling price and the market average rental from comparable properties and adjustment to reflect the conditions of the subject property, was 4.95% as at 30 June 2026 (31 December 2025: 4.95%)		The higher the term yield, the lower the fair value.
		(2) Reversionary yield	Reversionary yield, taking into account of yield generated by market average selling price and the market average rental from comparable properties and adjustment to reflect the risk associated with the future rental, was 5.45% as at 30 June 2026 (31 December 2025: 5.45%)		The higher the reversionary yield, the lower the fair value.

Investment properties held by the Group	Fair value hierarchy	Valuation	Valuation technique and significant unobservable inputs	Significant unobservable inputs	Relationship of significant unobservable inputs to fair value
			(3) Monthly market rent	Market rent was determined by the estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently, and without compulsion, the amounts of which were as below: Distribution Centre: RMB34.3/sq.m./month as at 30 June 2026 (31 December 2025: RMB34.4/sq.m./month); Ancillary Convenience Store: RMB37.3/sq.m./month as at 30 June 2026 (31 December 2025: RMB37.4/sq.m./month).	The higher the monthly market rent, the higher the fair value.

Investment properties held by the Group	Fair value hierarchy	Valuation	Valuation technique and significant unobservable inputs	Significant unobservable inputs	Relationship of significant unobservable inputs to fair value
Wuhu Fengtai Industrial Park (蕪湖豐泰產業園) No. 61 Longteng Road, Jiujiang District, Wuhu, Anhui Province, PRC	Level 3	30 June 2026: HK\$180,354,000 (RMB156,300,000) (31 December 2025: HK\$173,805,000 (RMB156,300,000))	Income capitalisation method with cross reference to the direct comparison approach		
The key inputs are:					
			(1) Term yield	Term yield, taking into account of yield generated by market average selling price and the market average rental from comparable properties and adjustment to reflect the conditions of the subject property, was 5.00% as at 30 June 2026 (31 December 2025: 5.20%).	The higher the term yield, the lower the fair value.
			(2) Reversionary yield	Reversionary yield, taking into account of yield generated by market average selling price and the market average rental from comparable properties and adjustment to reflect the risk associated with the future rental, was 5.50% as at 30 June 2026 (31 December 2025: 5.70%)	The higher the reversionary yield, the lower the fair value.

Investment properties held by the Group	Fair value hierarchy	Valuation	Valuation technique and significant unobservable inputs	Significant unobservable inputs	Relationship of significant unobservable inputs to fair value
			(3) Monthly market rent	Market rent was determined by the estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently, and without compulsion, the amounts of which were as below: Distribution Centre: RMB22.8/sq.m./month as at 30 June 2026 (31 December 2025: RMB22.8 sq.m./month); Warehouse: RMB17.6/sq.m./month as at 30 June 2026 (31 December 2025: RMB17.6/sq.m./month); Office and Ancillary: RMB16.1/sq.m./month as at 30 June 2026 (31 December 2025: RMB16.1/sq.m./month).	The higher the monthly market rent, the higher the fair value.

(iii) Restriction on the investment properties

Approval from the Urban and Rural Planning Bureau in Wuhu is required for SF REIT to dispose of the Wuhu property, although such approval is not required for the equity disposal of the property holding company of the Wuhu property (the “**Wuhu Company (PRC)**”) itself. This does not restrict the free negotiability of the equity interest of the Wuhu Company (PRC).

(iv) Security for the Group’s borrowings

As at 30 June 2026, certain of the Group’s investment properties in Chinese Mainland and Hong Kong, amounting to approximately HK\$661,415,000 (31 December 2025: HK\$1,050,840,000) and HK\$5,120,000,000 (31 December 2025: HK\$5,120,000,000) respectively, were pledged to secure the Group’s borrowings of HK\$2,494,070,000 (31 December 2025: HK\$2,470,407,000).

14. Trade receivables

	30 June 2026 HK\$’000 (Unaudited)	31 December 2025 HK\$’000 (Audited)
Trade receivables		
– Third parties	1,582	1,818
– Related companies (Note)	4,335	3,064
	<u>5,917</u>	<u>4,882</u>

Note: Trade receivables from related companies are presented as amounts due from related companies in the condensed consolidated balance sheet.

Rental income from rental of investment properties including warehouses, distribution centres and office buildings are generally required to be settled by tenants within 30 days upon issuance of invoice.

As at 30 June 2026 and 31 December 2025, a significant portion of the trade receivables and future trade receivables were and will be pledged to secure the Group’s bank borrowings.

The ageing analysis of trade receivables, based on invoice date, was as follows:

	30 June 2026 HK\$'000 (Unaudited)	31 December 2025 HK\$'000 (Audited)
Within 30 days	<u>5,917</u>	<u>4,882</u>

The carrying amounts of trade receivables and amounts due from related companies approximate to their fair values.

15. Borrowings

	30 June 2026 HK\$'000 (Unaudited)	31 December 2025 HK\$'000 (Audited)
Principal amounts of bank borrowings, secured	2,495,192	2,471,978
Capitalisation of transaction costs	<u>(1,122)</u>	<u>(1,571)</u>
	2,494,070	2,470,407
Less: Borrowings with maturities less than one year which were presented under current liabilities	<u>(16,895)</u>	<u>(40,362)</u>
	<u>2,477,175</u>	<u>2,430,045</u>

As at 30 June 2026, the weighted average effective interest rate on bank borrowings based on the interest rates charged by banks by outstanding principal amounts was 3.53% per annum (31 December 2025: 3.63% per annum).

Please refer to Note 9 for the finance costs on borrowings for the six months ended 30 June 2026 and 2025.

As at 30 June 2026, the Group's investment properties of approximately HK\$5,781,415,000 (31 December 2025: HK\$6,170,840,000) (Note 13), the rental income generated from the leases of the investment properties during the terms of the borrowings, restricted bank balances of approximately HK\$22,858,000 (31 December 2025: HK\$39,536,000), equity interests in certain subsidiaries of the Group and certain assets of a subsidiary of the Group were pledged to secure the Group's bank borrowings.

The carrying amounts of borrowings approximate to their fair values as the fluctuations of interest rate has no material impact on the fair value measurement of borrowings.

16. Trade payables

	30 June 2026 <i>HK\$'000</i> (Unaudited)	31 December 2025 <i>HK\$'000</i> (Audited)
Trade payables	<u>1,163</u>	<u>327</u>

The carrying amounts of trade payables approximate to their fair values. The ageing analysis of trade payables, based on invoice date, was as follows:

	30 June 2026 <i>HK\$'000</i> (Unaudited)	31 December 2025 <i>HK\$'000</i> (Audited)
Within 30 days	<u>1,163</u>	<u>327</u>

REVIEW OF INTERIM RESULTS

The interim results and the condensed consolidated interim financial information of the Group for the Reporting Period have been reviewed by the audit committee of the Board. The condensed consolidated interim financial information has also been reviewed by PricewaterhouseCoopers, the external auditor of SF REIT, in accordance with the Hong Kong Standard on Review Engagements 2410, “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” as issued by the Hong Kong Institute of Certified Public Accountants.

CORPORATE GOVERNANCE

The REIT Manager is committed to upholding high corporate governance standards and has put in place a series of policies and procedures to promote SF REIT’s operation in a transparent manner and with built-in checks and balances. Throughout the Reporting Period, SF REIT and the REIT Manager complied with the REIT Code, the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), applicable provisions of the Listing Rules, the Trust Deed and in all material respects the REIT Manager’s compliance manual. SF REIT and the REIT Manager had also applied the principles and complied with, to the extent applicable, the code provisions in the Corporate Governance Code (the “**CG Code**”) contained in Appendix C1 of the Listing Rules throughout the Reporting Period with deviations from the code provision B.3.5 of the CG Code specified and explained below.

According to the code provision B.3.5, at least one director of a different gender should be appointed to the nomination committee of the Board. The Board has established the nomination and remuneration committee (the “**NRC**”), which currently consists of three male members with a majority of independent non-executive directors (“**INED**”) and is chaired by an INED. In view of the fact that the REIT Manager has adequate female representation at its Board, at management level as well as among its workforce, the Board considers that at this stage there is no compelling need for female representation at the NRC. Management will continue to monitor the matter and advise the Board from time to time when circumstances require.

ISSUE OF NEW UNITS

There were no units of SF REIT issued during the Reporting Period.

EMPLOYEES

SF REIT is an externally managed real estate investment trust and therefore does not employ any staff directly.

BUY-BACK, SALE OR REDEMPTION OF LISTED UNITS OF SF REIT

There was no buy-back, sale or redemption of any listed units by SF REIT or any of its subsidiaries during the Reporting Period.

PUBLIC FLOAT

As far as the REIT Manager is aware and based on information publicly available, SF REIT has maintained a sufficient public float with not less than 25% of its outstanding units being held in public hands.

INTERIM DISTRIBUTION AND CLOSURE OF REGISTER OF UNITHOLDERS

The interim distribution of HK12.15 cents per unit for the Reporting Period will be paid on Thursday, 24 September 2026 to those Unitholders whose names appear on the register of Unitholders of SF REIT on Monday, 31 August 2026. For the purpose of ascertaining Unitholders' entitlement to this distribution, the register of Unitholders of SF REIT will be closed on Monday, 31 August 2026. In order for Unitholders to qualify for this distribution, all transfer documents accompanied by the relevant unit certificates must be lodged with SF REIT's unit registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration not later than 4:30 p.m. on Friday, 28 August 2026.

PUBLICATION OF INTERIM REPORT

The interim report of SF REIT for the Reporting Period will be published on the websites of The Stock Exchange of Hong Kong Limited and SF REIT and be despatched to Unitholders on or before 30 September 2026.

APPRECIATION

Mr. Hubert CHAK retired as Executive Director and Chief Executive Officer of the REIT Manager while Mr. LAM Chung Chi, Alan was appointed to succeed Mr. Hubert CHAK as Executive Director and Chief Executive Officer of the REIT Manager with effect from the conclusion of the annual general meeting of SF REIT held on 12 May 2026. The Board wishes to express its sincere gratitude to Mr. Hubert CHAK for his leadership, and valuable contributions over the past five years, and is delighted to welcome Mr. LAM Chung Chi, Alan in joining the Board.

The Board would like to thank all staff of the REIT Manager as well as investors, business partners and other stakeholders of SF REIT for their support and confidence.

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

Hong Kong, 13 August 2026

As at the date of this announcement, the Board comprises Mr. HO Chit as Chairman and Non-executive Director; Mr. LAM Chung Chi, Alan 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.