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Cash Dividend Announcement for Collective Investment Scheme	
Issuer name	SF Real Estate Investment Trust
Stock code	02191
Multi-counter stock code and currency	Not applicable
Other related stock code(s) and name(s)	Not applicable
Title of announcement	Proposed Special Distribution in relation to the Proposed Very Substantial Disposal of all issued share of SF Logistics Holdings Limited and Connected Party Transaction
Announcement date	29 October 2026
Status	New announcement
Information relating to the dividend	
Dividend type	Other
	Special distribution
Dividend nature	Special
For the financial year end	31 December 2026
Reporting period end for the dividend declared	Not applicable
Dividend declared	HKD 3.17 per unit
Date of unitholders' approval	Not applicable
Information relating to Hong Kong unit register	
Default currency and amount in which the dividend will be paid	HKD 3.17 per unit
Exchange rate	HKD 1 : HKD 1
Ex-dividend date	To be announced
Latest time to lodge transfer documents for registration with unit registrar for determining entitlement to the dividend	To be announced
Book close period	To be announced
Record date	To be announced
Payment date	To be announced
Unit registrar and its address	Tricor Investor Services Limited
	17/F, Far East Finance Centre 16 Harcourt Road Hong Kong
Information relating to withholding tax	
Details of withholding tax applied to the dividend declared	Not applicable

Information relating to listed warrants / convertible securities issued by the issuer	
Details of listed warrants / convertible securities issued by the issuer	Not applicable

Other information

Please refer to the joint announcement issued by SF Fengtai Industrial Park Holdings Limited and the Issuer dated 29 October 2026 ("Joint Announcement"). Subject to Completion (as defined in the Joint Announcement), the Proposed Special Distribution will be paid within seven business days after Completion.

The Purchaser (as defined in the Joint Announcement) has agreed to offset its entitlement to the Proposed Special Distribution against the Consideration (as defined in the Joint Announcement) pursuant to the Agreement (as defined in the Joint Announcement).

Directors of the manager for collective investment scheme

As at the date of this announcement, the board of directors of the manager 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.