HKEX
香港交易所

Monthly Return for Collective Investment Scheme listed under Chapter 20 of the Exchange Listing Rules (other than listed open-ended Collective Investment Scheme) on Movements in Units

For the month ended: 31 October 2026 Status: New Submission

To : Hong Kong Exchanges and Clearing Limited

Name of Scheme: SF Real Estate Investment Trust

Date Submitted: 03 November 2026

I. Movements in Issued Units and/or Treasury Units and Public Float Sufficiency Confirmation

1. Stock code	02191	Listed on the Exchange (Note 1)	Yes	

	Number of issued units (excluding treasury units)	Number of treasury units	Total number of issued units
Balance at close of preceding month	820,355,741		820,355,741
Increase / decrease (-)			
Balance at close of the month	820,355,741		820,355,741

Public float sufficiency confirmation (Note 4)

Pursuant to 3.7 of the Code on Real Estate Investment Trusts and Main Board Rule 13.32D(1), we hereby confirm that, in relation to the class of units as set out above, as at the close of the month:

☑ the applicable public float requirement (see below) has been complied with

☐ the applicable public float requirement (see below) has not been complied with

The applicable minimum public float requirement for the class of units as set out above pursuant to 3.7 of the Code on Real Estate Investment Trusts and Main Board Rule 13.32B is:

Applicable public float threshold	Initial Prescribed Threshold - 25% of the total number of issued units in the class to which the listed units belong (excluding treasury units)
Additional information	

II. Details of Movements in Issued Units and/or Treasury Units

(A). Unit Options (under Unit Option Schemes of the Scheme) Not applicable

(B). Warrants to Issue Units in the Scheme	Not applicable

(C). Convertibles (i.e. Convertible into Units in the Scheme)	Not applicable

(D). Any other Agreements or Arrangements to Issue Units in the Scheme, including Options (other than under Unit Option Schemes) Not applicable

(E). Other Movements in Issued Units and/or Treasury Units Not applicable

III. Confirmations Not applicable

IV. Remarks (if any)

Submitted by: LAM Chung Chi, Alan

Title: Executive Director and Chief Executive Officer of SF REIT Asset Management Limited (as manager of SF Real Estate Investment Trust)

(Director, Secretary or other Duly Authorised Officer)

Notes

1. The Exchange refers to The Stock Exchange of Hong Kong Limited.

2. In the case of repurchase of units (units repurchased and cancelled) and redemption of units (units redeemed and cancelled), "date of event" should be construed as "cancellation date".

   In the case of repurchase of units (units held as treasury units), "date of event" should be construed as "date on which units were repurchased and held by the Scheme in treasury".

3. The information is required in the case of repurchase of units (units repurchased for cancellation but not yet cancelled) and redemption of units (units redeemed but not yet cancelled). Please state the number of units repurchased or redeemed during the month or in preceding month(s) but pending cancellation as at close of the month as a negative number.

4. "Initial Prescribed Threshold", "Alternative Threshold" and "market value" have the meanings ascribed thereto under 3.7 of the Code on Real Estate Investment Trusts and Main Board Rule 13.32A. See also Main Board Rule 13.32D(4) on the basis of the public float disclosure.

5. Items (i) to (vii) are suggested forms of confirmation. The Scheme may amend the item(s) that is/are not applicable to meet individual cases. Where the Scheme has already made the relevant confirmations in a return published under Paragraph 7 of Appendix E3 to the Main Board Rules in relation to the securities issued, or the treasury units sold or transferred, no further confirmation is required to be made in this return.

6. "Identical" means in this context:

   - the securities are of the same nominal value with the same amount called up or paid up;
   - they are entitled to distribution at the same rate and for the same period, so that at the next ensuing distribution, the distribution payable per unit will amount to exactly the same sum (gross and net); and
   - they carry the same rights as to unrestricted transfer, attendance and voting at meetings and rank pari passu in all other respects.