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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**

**POLL RESULTS OF THE EXTRAORDINARY GENERAL MEETING  
HELD ON 9 JANUARY 2026**

The Ordinary Resolution in respect of the CCPT Matters Requiring Approval as set out in the EGM Notice was duly passed by way of poll at the EGM held on 9 January 2026.

Reference is made to the circular dated 22 December 2025 (the “**Circular**”) issued to the unitholders of SF Real Estate Investment Trust (“**SF REIT**”). Unless the context otherwise requires, capitalised terms used in this announcement shall have the same meanings as ascribed to them in the Circular.

The Board is pleased to announce that the Ordinary Resolution in respect of the CCPT Matters Requiring Approval as set out in the EGM Notice was duly passed by the Unitholders by way of poll at the EGM held on 9 January 2026.

The poll results in respect of the Ordinary Resolution were as follows:

	<b>Ordinary Resolution</b>	<b>Number of Votes (%)<sup>(Note)</sup></b>	
		<b>For</b>	<b>Against</b>
1.	To approve 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 to authorise 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.	182,274,636 (99.90%)	176,000 (0.10%)
As more than 50% of the votes were cast in favour of the proposed Ordinary Resolution, the Ordinary Resolution was duly passed.			

Note: All percentages are rounded to the nearest two decimal places.

As at the date of the EGM, a total of 820,355,741 Units were in issue. As disclosed in the Circular, a member of the SFH Group is the counterparty to the New SF Leasing Framework Agreement, and as such, SF Fengtai is considered to have a material interest or deemed material interest in the Ordinary Resolution relating to the CCPT Matters Requiring Approval, different from that of the other Unitholders. SFH (being a Substantial Unitholder) agreed to abstain, and procure other members of the SFH Group (including SF Fengtai) to abstain, from voting on the Ordinary Resolution proposed at the EGM. Hence, SF Fengtai, being the registered holder of 300,355,741 Units (representing approximately 36.61% of the total Units in issue as at the date of the EGM), had abstained from voting on the Ordinary Resolution proposed at the EGM.

Save as disclosed above, to the best of the REIT Manager's knowledge, information and belief, after having made reasonable enquiries, there were no other Unitholders who were required to abstain from voting nor were they subject to any voting restrictions at the EGM. Accordingly, the number of Units entitling Unitholders to attend and vote for or against the Ordinary Resolution proposed at the EGM was 520,000,000 Units, representing approximately 63.39% of the total Units in issue as at the date of the EGM.

Tricor Investor Services Limited, the Unit Registrar, acted as the scrutineer for the vote-taking at the EGM.

All Directors attended the EGM in person or by electronic means.

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, 9 January 2026

*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.*