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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**

**SUCCESSION ARRANGEMENT**

**(1) RETIREMENT OF EXECUTIVE DIRECTOR AND  
CHIEF EXECUTIVE OFFICER;**

**AND**

**(2) APPOINTMENT OF NEW EXECUTIVE DIRECTOR AND  
CHIEF EXECUTIVE OFFICER**

The Board announces that:

- (1) Mr. Hubert CHAK, has notified the Board of his intention to retire as Executive Director and Chief Executive Officer of the REIT Manager with effect from the conclusion of the AGM to be held on 12 May 2026, but will remain as a Responsible Officer (as defined under the Securities and Futures Ordinance) of the REIT Manager to ensure a smooth transition; and
- (2) Mr. LAM Chung Chi, Alan, currently the Deputy Chief Executive Officer of the REIT Manager, has been appointed to succeed Mr. CHAK as Executive Director and Chief Executive Officer of the REIT Manager with effect from the conclusion of the AGM to be held on 12 May 2026.

## **RETIREMENT OF EXECUTIVE DIRECTOR AND CHIEF EXECUTIVE OFFICER**

The board of directors (the “**Board**”) of SF REIT Asset Management Limited (the “**REIT Manager**”), as manager of SF Real Estate Investment Trust (“**SF REIT**”), announces that Mr. Hubert CHAK (“**Mr. CHAK**”), has notified the Board of his intention to retire as Executive Director and Chief Executive Officer of the REIT Manager with effect from the conclusion of the annual general meeting of SF REIT (“**AGM**”) to be held on 12 May 2026, but will remain as a Responsible Officer (as defined under the Securities and Futures Ordinance (“**SFO**”)) of the REIT Manager to ensure a smooth transition.

Mr. CHAK has confirmed that he has no disagreement with the Board and that there is no matter relating to his retirement that needs to be brought to the attention of the unitholders of SF REIT (“**Unitholders**”).

Mr. CHAK joined the SF Group in October 2020 and successfully completed the initial public offering of SF REIT on the Main Board of The Stock Exchange of Hong Kong Limited on 17 May 2021. During his tenure, Mr. CHAK has established a solid foundation to enable SF REIT to deliver stable distributions to Unitholders. The Board would like to express its sincere gratitude to Mr. CHAK for his leadership, and valuable contributions over the past five years.

## **APPOINTMENT OF EXECUTIVE DIRECTOR AND CHIEF EXECUTIVE OFFICER**

The Board is pleased to announce that Mr. LAM Chung Chi, Alan (“**Mr. LAM**”), currently the Deputy Chief Executive Officer of the REIT Manager, has been appointed to succeed Mr. CHAK as Executive Director and Chief Executive Officer of the REIT Manager with effect from the conclusion of the AGM to be held on 12 May 2026. The biography of Mr. LAM, containing information required under Rule 13.51(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) as if such rule were applicable to SF REIT, is set out below:

Mr. LAM, aged 46, joined the REIT Manager as the Chief Strategy Officer since May 2025 and re-designated as the Deputy Chief Executive Officer with effect from 1 December 2025. He is also a Responsible Officer (as defined under the SFO) of the REIT Manager.

Mr. LAM has extensive experience in financial management, logistics properties and the private equity fund industry. Prior to joining the REIT Manager, he served as Chief Financial Officer at China Logistics Property Holdings Company Limited and VX Logistics Development Co., Ltd. Earlier in his career, he served as an Audit Partner at KPMG.

Mr. LAM holds a Bachelor of Business Administration degree from The Chinese University of Hong Kong. He is a member of the Hong Kong Institute of Certified Public Accountants, a member of the Chinese Institute of Certified Public Accountants, and a Chartered Financial Analyst (CFA®).

Mr. LAM is employed by the REIT Manager under a contract without a fixed term and which continues until terminated by not less than three months' notice served by either party. Mr. LAM's position as an Executive Director of the REIT Manager is not subject to retirement by rotation and re-election at annual general meetings of SF REIT in accordance with the articles of association and the compliance manual of the REIT Manager. Director's fees (if any) and other remuneration payable to Mr. LAM will be paid and borne by the REIT Manager out of its own resources.

As at the date of this announcement, Mr. LAM (i) does not have any interest in the units of SF REIT within the meaning of Part XV of the SFO; (ii) does not have any relationships with any directors or senior management of the REIT Manager or substantial holders or controlling unitholders (both within the meanings ascribed to these terms under the Code on Real Estate Investment Trusts (“**REIT Code**”)) of SF REIT; and (iii) does not hold any directorships in public companies the securities of which are listed on any securities market in Hong Kong or overseas in the last three years immediately preceding the date of this announcement.

Save as disclosed above, the Board is not aware of any other information which is required to be disclosed pursuant to paragraphs (h) to (v) of Rule 13.51(2) of the Listing Rules (as if such provisions were applicable to SF REIT) or any other matters that need to be brought to the attention of the Unitholders in connection with the appointment of Mr. LAM.

The Board welcomes Mr. LAM in joining the Board.

## **COMPOSITION OF THE BOARD AND BOARD COMMITTEES**

With effect from the conclusion of the AGM to be held on 12 May 2026, the composition of the Board and the three existing Board committees of the REIT Manager will be as follows:

### **Board**

*Chairman and Non-executive Director*

Mr. HO Chit

*Executive Director and Chief Executive Officer*

Mr. LAM Chung Chi, Alan

*Non-executive Directors*

Ms. OOI Bee Ti

Ms. GAN Ling

*Independent Non-executive Directors*

Mr. HO Lap Kee, MH, JP

Mr. CHAN Ming Tak, Ricky

Mr. KWOK Tun Ho, Chester

Mr. Michael Tjahja SUSANTO

## **Board committees**

### ***Investment Committee***

Mr. HO Chit (*Chairman*)  
Mr. CHAN Ming Tak, Ricky  
Mr. Michael Tjahja SUSANTO

### ***Audit Committee***

Mr. CHAN Ming Tak, Ricky (*Chairman*)  
Mr. HO Lap Kee, MH, JP  
Mr. KWOK Tun Ho, Chester

### ***Nomination and Remuneration Committee***

Mr. HO Lap Kee, MH, JP (*Chairman*)  
Mr. HO Chit  
Mr. KWOK Tun Ho, Chester

There is no change to the composition of the three Board committees of the REIT Manager. The Board confirms that the composition of the Board and the three Board committees continues to comply with the requirements of the corporate governance policy of the REIT Manager as set out in its compliance manual.

This announcement is made pursuant to paragraph 10.3 of the REIT Code.

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 April 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.*