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## **Spring Real Estate Investment Trust** **春泉產業信託**

*(A Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))*  
**(Stock code: 01426)**

**Managed by**  
**Spring Asset Management Limited**

### **DESPATCH OF CIRCULAR IN RELATION TO** **(1) ISSUANCE OF SUBJECT 2024 MANAGER FEE UNITS** **AND** **(2) APPLICATION FOR WHITEWASH WAIVER**

Reference is made to the circular dated 23 July 2024 (the “**Circular**”) and the announcement dated 22 July 2024 of Spring Real Estate Investment Trust (“**Spring REIT**”) in relation to the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver by Spring REIT (the “**Announcement**”). Unless otherwise defined herein, capitalised terms used in this announcement have the same meanings as given to them in the Circular.

The Circular containing, among other things: (i) details of the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver; and (ii) a letter of advice from the Independent Financial Adviser to the Independent Unitholders and the Trustee on the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver; (iii) a valuation report in respect of the Existing Properties prepared by the Independent Property Valuer; and (iv) the EGM Notice, was despatched to the Unitholders on 23 July 2024.

The Independent Unitholders are advised to read the Circular carefully, in particular, the letter of advice from the Independent Financial Adviser to the Independent Unitholders and the Trustee on the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver. The Independent Unitholders are advised to read this letter before deciding to how to vote on the EGM Resolutions to be proposed at the EGM.

The EGM will be held at 4:00 p.m. on Friday, 9 August 2024 at Room 2401-2, One Admiralty Centre, 18 Harcourt Road, Hong Kong to consider and approve, among others, the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver. Details of the EGM are set out in the EGM Notice despatched together with the Circular.

**The issuance of the Subject 2024 Manager Fee Units is subject to the EGM Resolutions to be passed at the EGM and granting of the Whitewash Waiver by the Executive and may or may not proceed to completion. Unitholders and potential investors are advised to exercise caution when dealing in the securities of Spring REIT.**

By order of the board of directors of  
**Spring Asset Management Limited**  
(as manager of Spring Real Estate Investment Trust)  
**Mr. Toshihiro Toyoshima**  
*Chairman of the Manager*

Hong Kong, 23 July 2024

*As at the date of this announcement, the directors of the Manager are Toshihiro Toyoshima (Chairman and non-executive director); Leung Kwok Hoe, Kevin (Chief Executive Officer and executive director) and Chung Wai Fai, Michael (executive director and Chief Financial Officer); Hideya Ishino (non-executive director); and Simon Murray, Lam Yiu Kin, Qiu Liping and Tong Shumeng (independent non-executive directors).*

*The Manager and the Directors jointly and severally accept full responsibility for the accuracy of the information contained in this announcement and confirm, having made all reasonable inquiries, that to the best of their knowledge, opinions expressed in this announcement have been arrived at after due and careful consideration and there are no other facts not contained in this announcement, the omission of which would make any statement in this announcement misleading.*