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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 DISPOSAL OF 83 COMMERCIAL PROPERTIES IN THE UNITED KINGDOM AND SPECIAL DEAL

Reference is made to the circular dated 19 February 2025 (the “**Circular**”) and the announcement dated 19 February 2025 (the “**Announcement**”) of Spring Real Estate Investment Trust (“**Spring REIT**”) in relation to the disposal of the entire issued capital of Hawkeye Properties 501 Limited. 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 Disposal; (ii) a letter of advice from the Independent Financial Adviser to the Independent Unitholders and the Trustee on the Disposal; (iii) letters from the Independent Financial Adviser and Independent Auditor in respect of the Expected Gain; and (iv) the EGM Notice, was despatched to the Unitholders on 19 February 2025.

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 Disposal (including the entry into of the Sale and Purchase Agreement and the transactions contemplated thereunder). The Independent Unitholders are advised to read this letter before deciding to how to vote on the EGM Resolution to be proposed at the EGM.

The EGM will be held at 4:00 p.m. on Monday, 10 March 2025 at Room 2401-2, One Admiralty Centre, 18 Harcourt Road, Hong Kong to consider and approve, among others, the Disposal (including the entry into of the Sale and Purchase Agreement and the transactions contemplated thereunder). Details of the EGM are set out in the EGM Notice despatched together with the Circular.

Unitholders and 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, 19 February 2025

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.