



ANNUAL RESULTS 2024 PRESENTATION

24 Mar 2025



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FY2024

RESULTS HIGHLIGHTS



FY2024 Results Highlights

- Spring REIT demonstrated its resilience and registered a 5.1% YoY decrease in net property income (NPI), primarily attributable to the pressures in the Beijing office market. Conversely, Huamao Place shopping mall in Huizhou delivered an encouraging performance with NPI increased by 1.7% YoY.
- Spring REIT achieved near-complete interest rate exposure protection through a combination of interest rate hedges and exposure to the stable PRC loan prime rate, with 97% of its borrowings covered. Foreign exchange risk was mitigated with 83% of the total borrowings' currency exposure aligned with the underlying assets.
- Total distributable income amounted to RMB221.25 mn. At a payout ratio of 100%, full-year DPU amounted to HK16.6 cents, representing a YoY decrease of 12.6% (or YoY decrease of 11.1% in RMB terms).
- Spring REIT reached an agreement to divest its UK Portfolio, which is expected to be completed on 28 Mar 2025. This strategic move aimed to refocus Spring REIT on its core market in the PRC and improve the gearing ratio with a positive impact on DPU and NAV per Unit.

Financial Summary

Operating Results (in RMB million)		FY2024	FY2023	YoY Chg
Revenue		702.47	732.45	(4.1%)
Property operating expenses		(187.18)	(189.19)	(1.1%)
Net property income		515.29	543.26	(5.1%)
Net property income margin		73.4%	74.2%	-0.8 pts
G&A expenses		(88.73)	(89.01)	(0.3%)
Cash interest expense		(195.56)	(181.19)	7.9%
Current income tax		(34.09)	(32.16)	6.0%
Profit/(loss) after taxation attributable to	Unitholders	(46.63)	(77.54)	(39.9%)
	Non-controlling interests	26.94	23.99	12.3%
Total distributable income		221.25	252.14	(12.3%)
Payout Ratio		100%	97.5%	+2.5 pts
DPU (HK cents)		16.6	19.0	(12.6%)
DPU (RMB cents equivalent)		15.2	17.1	(11.1%)
Financial Positions (in RMB million)		31-12-2024	31-12-2023	YoY Chg
Portfolio valuation	CCP Property	8,400.00	8,560.00	(1.9%)
	Huizhou Property	2,852.00	2,843.00	0.3%
	UK Portfolio ¹	649.92	636.34	2.1%
	Total	11,901.92	12,039.34	(1.1%)
Total borrowings		5,234.72 ²	5,054.49	3.6%
Net asset value attributable to Unitholders		5,887.41	6,130.66	(4.0%)
Gearing ratio		38.0% ³	39.5%	-1.5 pts

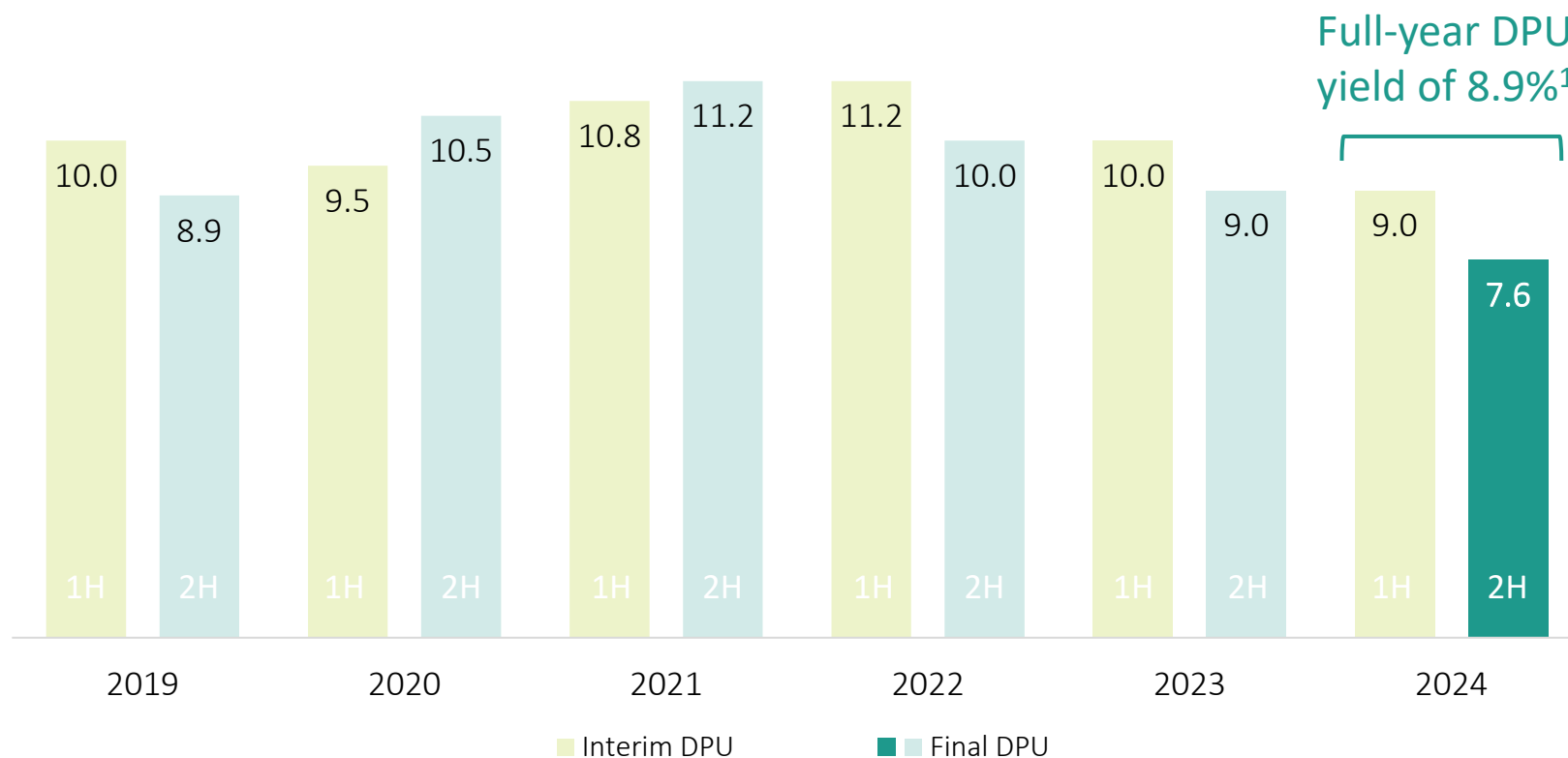
Notes:

- On 18 Feb 2025, Spring REIT (through its wholly-owned subsidiary) entered into a sale and purchase agreement with an independent third party buyer for the sale of the UK portfolio. The transaction has been approved by Independent Unitholders on the EGM held on 10 Mar 2025 and is expected to be completed on 28 Mar 2025. For details, please refer to the Disposal circular and announcement dated 18 Feb 2025, as well as the EGM poll results announcement dated 10 Mar 2025.
- Includes the interest-bearing borrowings of the UK Portfolio.
- If bank borrowing, included in liabilities classified as held for sale (which was referring to the UK Portfolio) were included, the Group's gearing ratio was 41.4% as at 31 Dec 2024.

Proven DPU Track Record

- Maintained a steady distribution for unitholders amid challenging macroeconomic environment, with an full-year DPU yield of 8.9%¹.

(HK cents)



Note 1: Based on the closing price of HK\$1.87 per Unit as at 31 Dec 2024.

Capital Management

97%

of loans either hedged or at stable rate

Weighted average cash interest rate

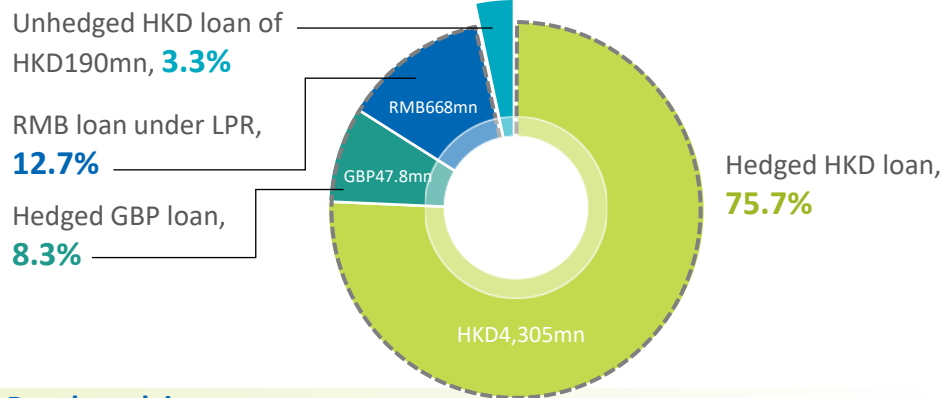
3.6% p.a.

(vs FY2023: 3.6%)

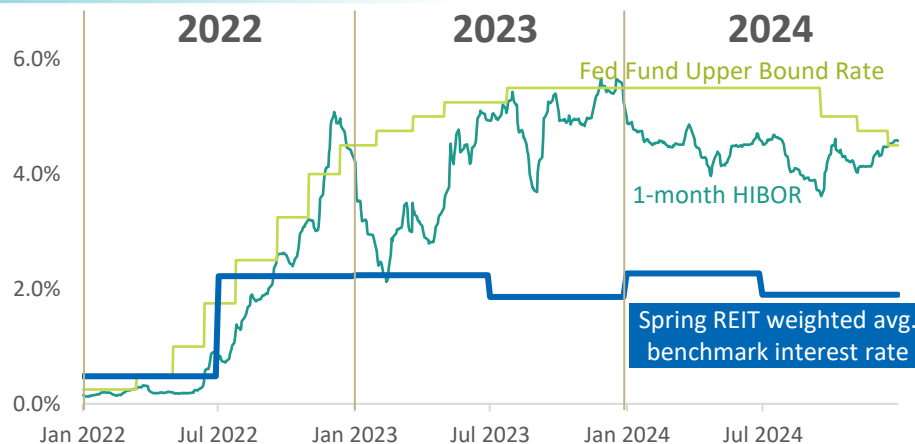
83%

of loans in local currency¹
(vs 31 Dec 2023: 57%)

Debt profile (notional amounts)



Benchmark interest rates

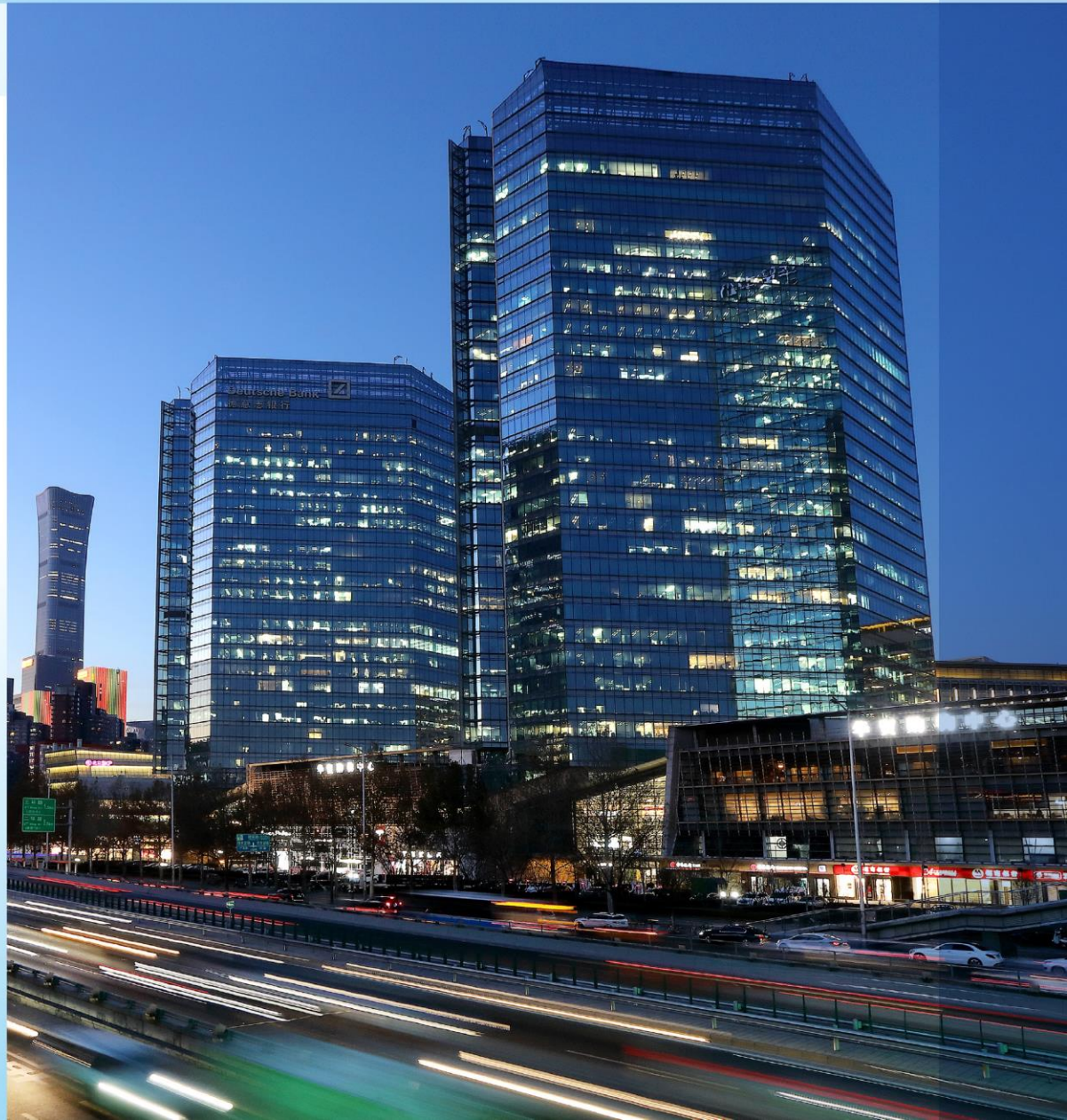


- Hedging initiatives in place as at 31 Dec 2024:
 - HKD loan: a notional amount of HK\$785 mn was covered by float-to-fixed IRS, while HK\$3,520 mn was effectively covered by HKD-RMB CCS at fixed RMB interest rate, with weighted average swap rates of 1.5% p.a.
 - GBP loan: interest rate swap contract of notional amount of GBP47.8 mn with a swap rate of 3.8% p.a.
 - ➔ weighted average swap rate of 1.7% p.a. (before interest margin and credit adjustment spread)

Notes:

1. 83% of loans are denominated in the same currency as underlying assets, including 78% of HKD loans converted into RMB via CCS. Remaining loans are denominated in the currency of their respective underlying assets.
 2. The GBP loan is expected to be disposed of together with the UK Portfolio on 28 Mar 2025.
 3. Data as at 31 Dec 2024.

**CCP
PROPERTY
OPERATION
REVIEW**

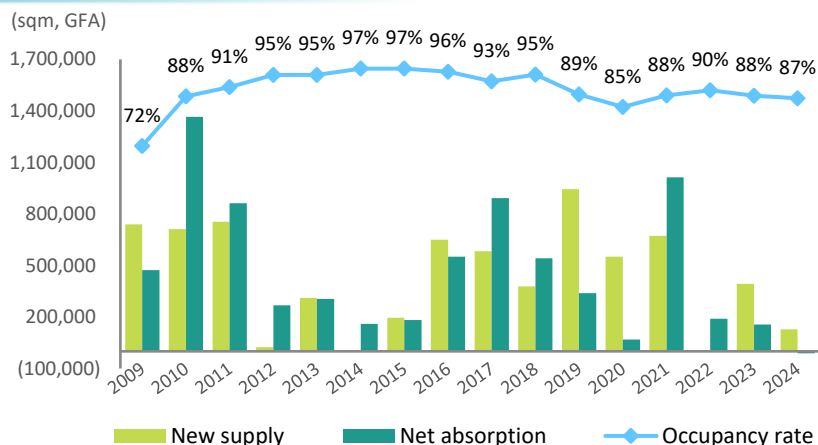


Beijing Leasing Market Condition

- Transactions were primarily driven by relocation and renewal demand from existing tenants. New demand for space remained limited, and many existing tenants opted to reduce expenses or scale back their operations.
- Competition among landlords was intense, with aggressive rent reductions and concessions offered to attract the dwindling leasing demand.

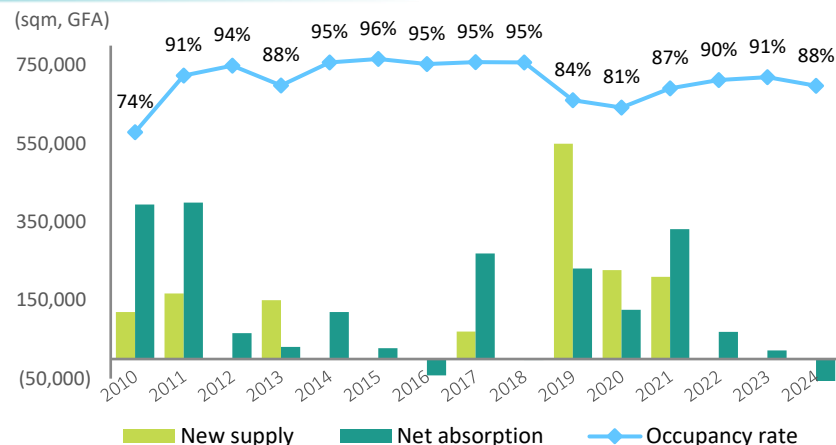
Beijing Overall

Beijing overall – Supply, Absorption, Occupancy



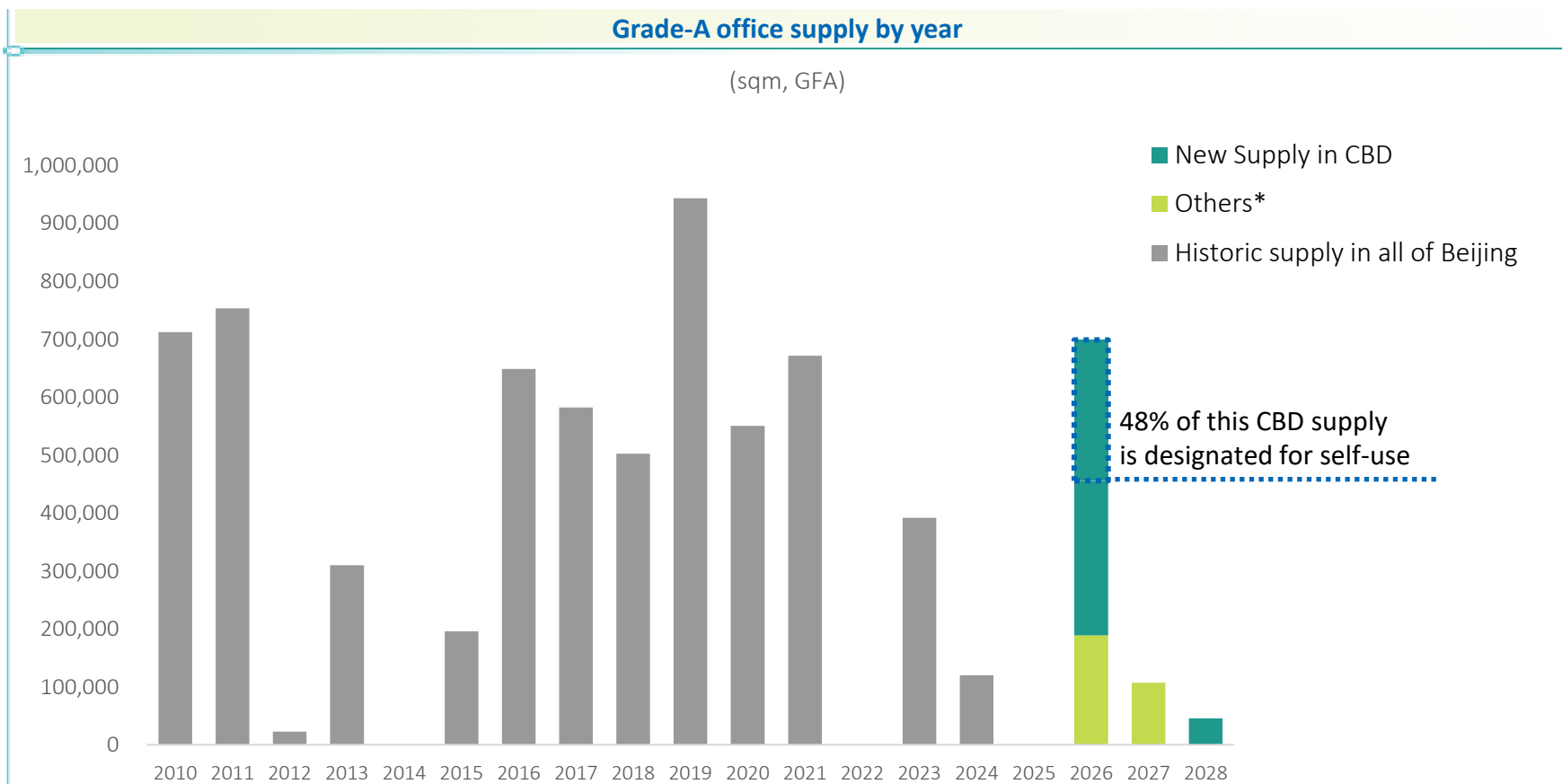
Beijing CBD

Beijing CBD – Supply, Absorption, Occupancy



Beijing Future Grade-A Office Supply

- No new supply in CBD in 2025.
- Of the 699,000 sqm GFA of new supply in 2026, 510,000 sqm will be located in the CBD area, representing for 4 properties in Zhongfu area, with 48% of this CBD supply designated for self-use.



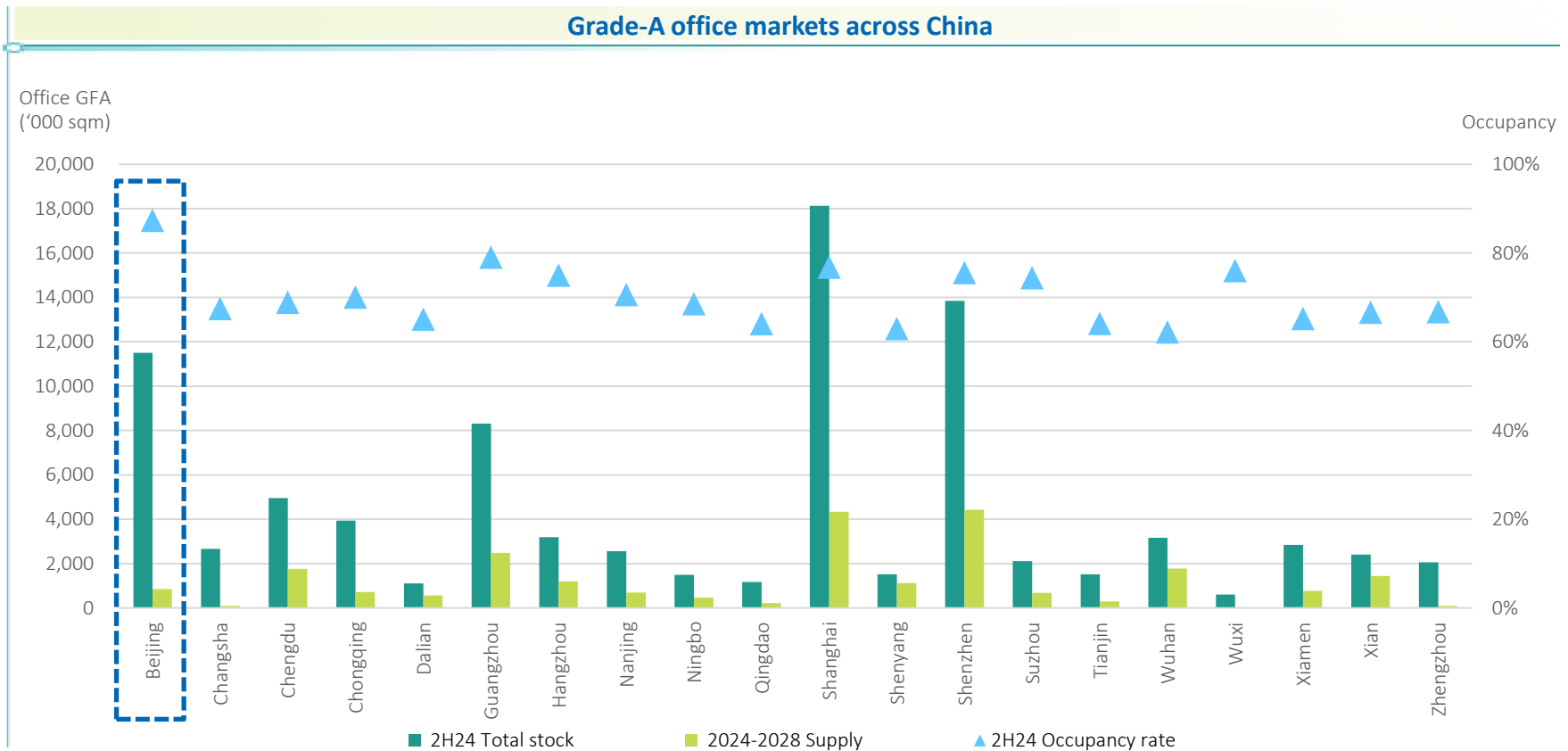
Note:

* Others included Zhongguancun, 3rd Embassy Area, Olympic Park, Wangjing, and Lize

All of the above data are based on JLL Research, Dec 2024

Comparison of Grade-A Office Markets across China

- Beijing has highest office occupancy of 87%. All other reference cities have occupancy rate under 80%
- Low new supply in Beijing in the next 4 years, only 1.9% p.a. of existing stock (vs avg. 7.5% p.a. of other reference cities)



The CCP Property : Operations Summary

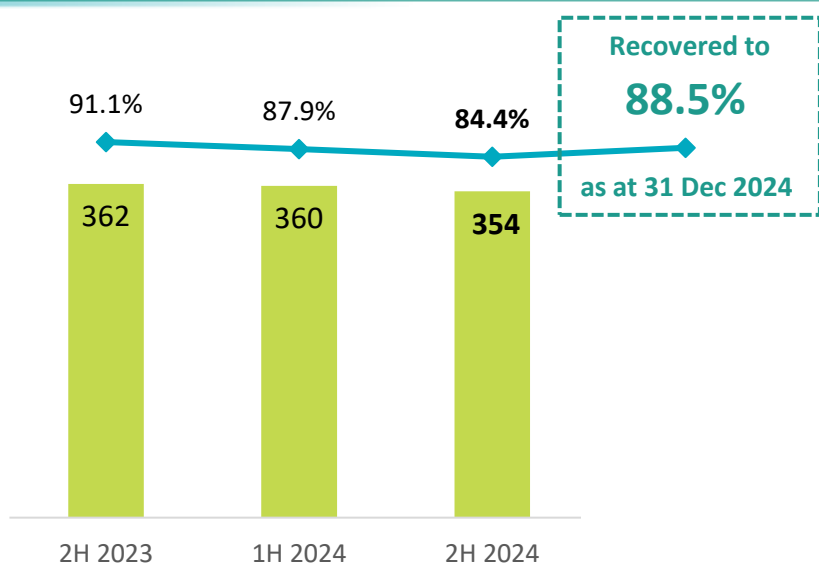
- Beijing office market has remained subdued, with limited new lettings and many existing tenants looking to cut costs or downsize. Most landlords focused on retaining their existing tenants through rent reductions and other tenant-friendly initiatives.
- Property operating expenses declined by 5.0% YoY. Higher leasing commissions were incurred primarily due to additional spending to sustain the occupancy of the property.
- Cost structure remained stable, with NPI margin at 73.4% (FY2023: 74.2%).

(in RMB million)	FY2024	FY2023	YoY Chg
Revenues			
- Rental income	424.42	461.06	(7.9%)
- Car park income	4.43	3.56	24.4%
- Other income	4.52	5.57	(18.9%)
Total revenue	433.37	470.19	(7.8%)
Property Operating Expenses			
- Property management fee	(9.08)	(10.36)	(12.4%)
- Property taxes	(51.57)	(57.61)	(10.5%)
- Withholding tax	(41.75)	(48.19)	(13.4%)
- Other taxes	(0.61)	(0.44)	38.6%
- Leasing commission	(9.74)	(3.92)	148.5%
- Other expenses	(2.50)	(0.84)	197.6%
Total property expenses	(115.25)	(121.36)	(5.0%)
Net Property Income	318.12	348.83	(8.8%)

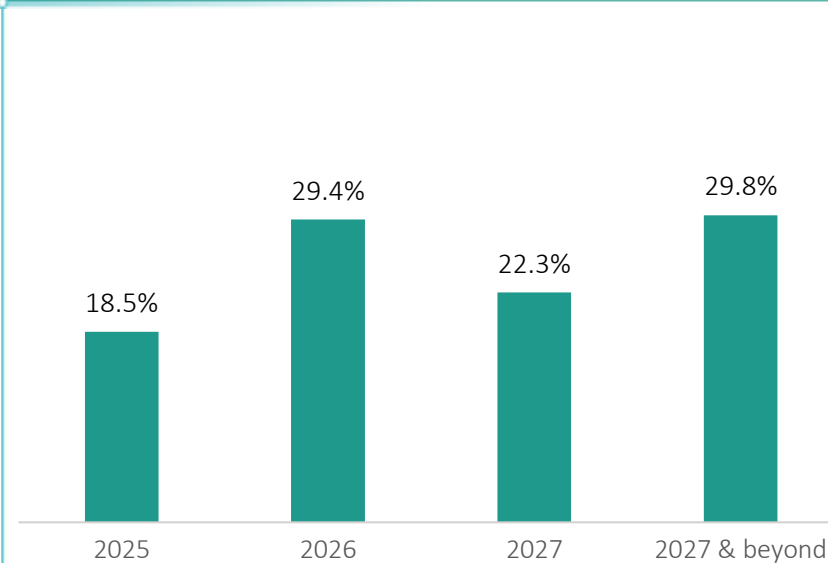
The CCP Property : Leasing Performance

- Average monthly unit rent decreased slightly by 1.7% HoH and 2.2% YoY in 2H 2024 owing to mild negative rental reversion
- Average occupancy rate decreased to 84.4% for 2H 2024, but rebounded to 88.5% as at 31 Dec 2024
- FY2024 Retention rate: 68% (FY2023: 75%)
- Average lease expiry of existing leases (in GFA terms) as of 31 Dec 2024 was 798 days

Avg. occupancy rate and avg. monthly unit rent (RMB/sqm) ¹



Expiry profile by leased GFA



Note: As of 31 Dec 2024

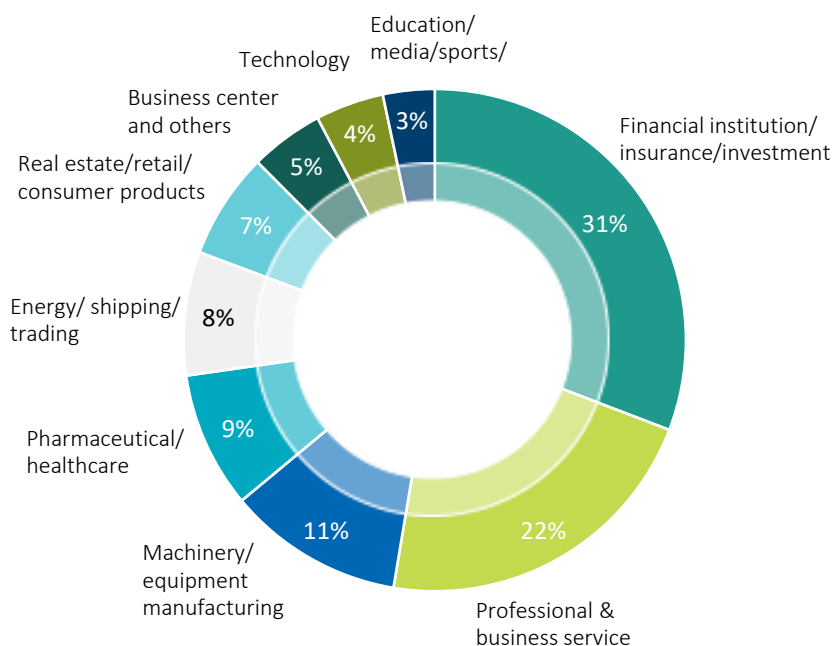
Note:

1. Average monthly unit rent represents the contractual rent (excluding management fee), and no longer includes the effects of rent-free periods.

The CCP Property : Diverse and High-quality Tenant Mix

Tenants by industry

As % of leased office GFA



Top 5 tenants

Tenants % of total leased GFA

Tenants	% of total leased GFA
Epson	6.3%
Zhong De Securities	4.5%
Global Law Office	4.4%
The Executive Centre	4.3%
Condé Nast	3.3%

22.8%

Other industry-leading tenants

- White & Case
- Baxter
- Deutsche Bank
- SMBC Nikko Securities
- AECOM
- Bain & Company
- Richemont
- AIG

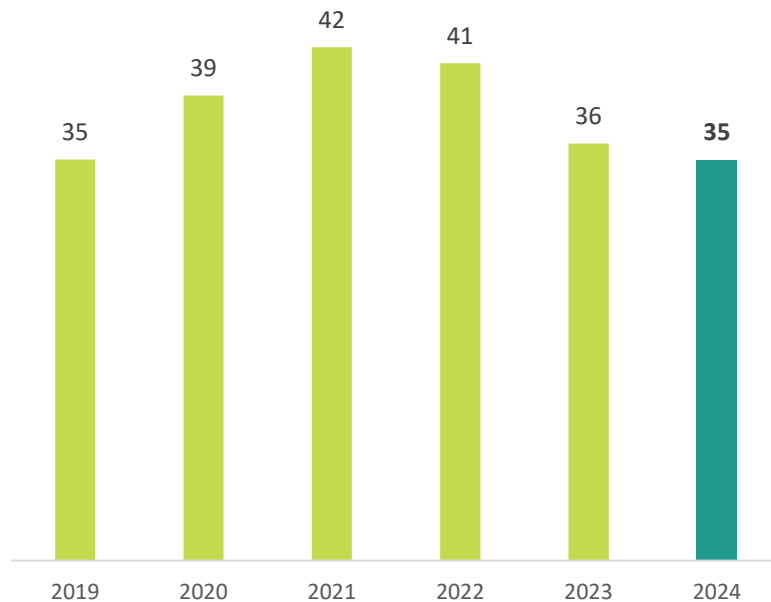


HUAMAO PLACE OPERATION REVIEW

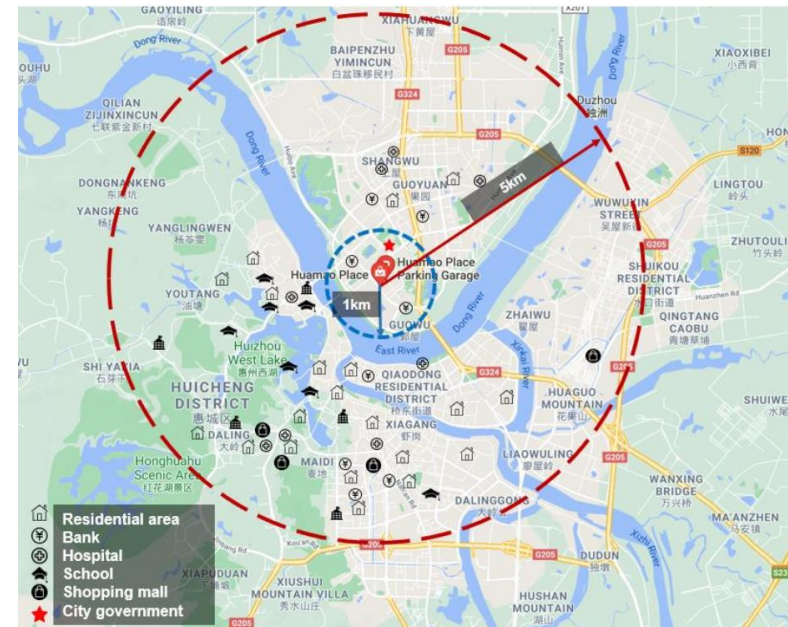
Huizhou Retail Market Overview

- Huizhou's shopping mall industry has experienced robust growth, driven by high economic growth potential, ongoing urbanisation, consumption upgrading, expanding retail facilities, and continued government support.
- 35 shopping malls in Huizhou with overall retail GFA of approx. 2.5 million sqm as of 31 December 2024, managed by 29 shopping mall management service providers.

Number of Huizhou shopping malls



Location of Huizhou Huamao Place, at center of CBD

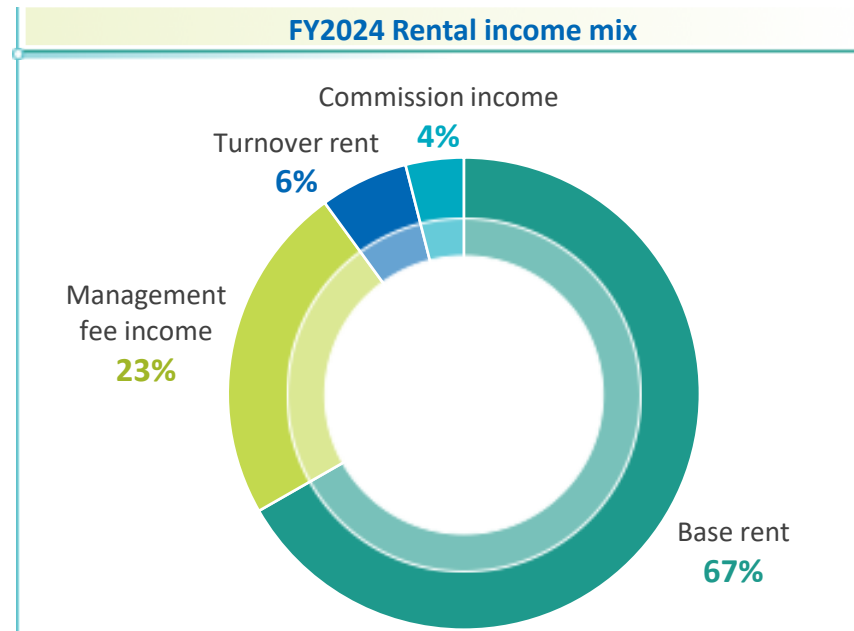


Source: CIC Research, Dec 2024

Huamao Place in Huizhou : Financial Summary

- Huamao Place in Huizhou delivered an encouraging 2024 performance. Despite the muted economy, total revenue and NPI increased by 3.0% and 1.7% YoY respectively.
- Property operating expenses increased by 5.9% YoY, mainly attributable to provision for rent receivables of RMB4.6 mn owing to the restructure of the cinema lease.

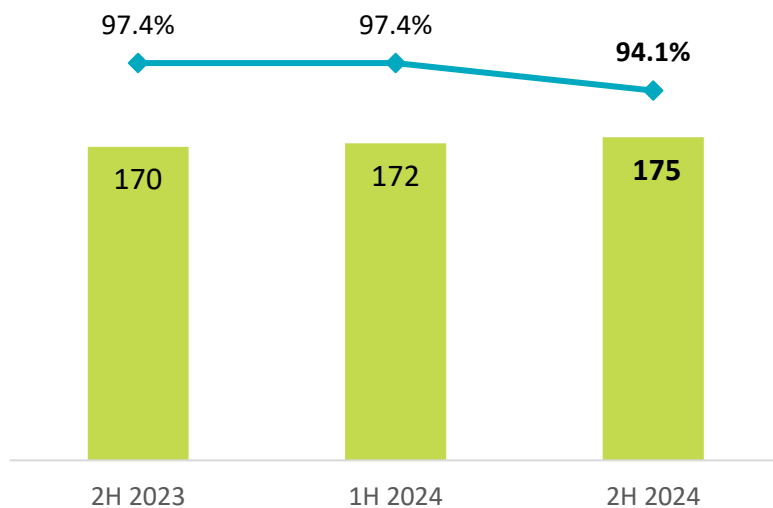
(in RMB million)	FY2024	FY2023	YoY Chg
Revenues			
- Rental income	220.30	214.45	2.7%
- Other income	6.12	5.39	13.5%
Total revenue	226.42	219.84	3.0%
Property Operating Expenses	(71.28)	(67.28)	5.9%
Net Property Income	155.14	152.56	1.7%



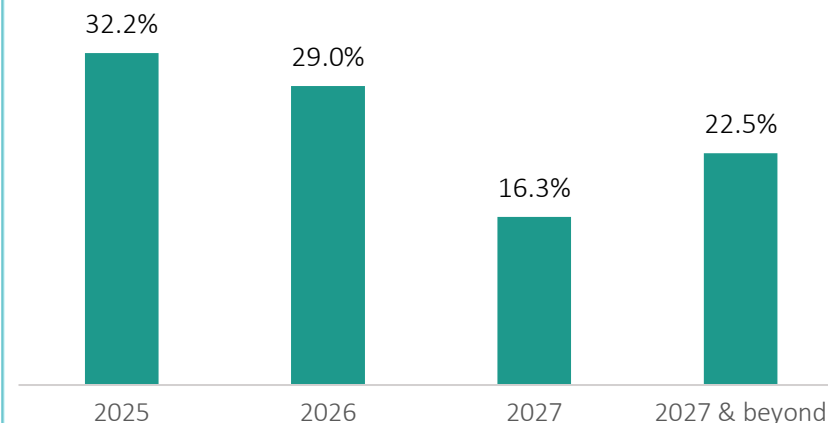
Huamao Place in Huizhou : Operations Summary

- Continued to enhance Huamao Place's positioning as a unique high-end lifestyle mall, further strengthening its reputation as a premier shopping and leisure destination
- To differentiate the mall from competitors and reinforce its exclusivity, a variety of renowned brands have been introduced, some of which have chosen Huamao Place as the location for their first city store or flagship outlet
- Average monthly unit rent increased 2.9% YoY to RMB175/sqm in 2H 2024
- Average occupancy rate dropped marginally to 94.1%, due to the restructure of the cinema lease

Avg. occupancy rate and avg. monthly unit rent (RMB/sqm) ¹



Expiry profile by leased GFA



Note:

1. Average monthly unit rent is presented net of VAT and is comprised of base rental income, turnover rental income, consignment sales income and service fee income.

Huamao Place in Huizhou : Leasing Strategies

■ Debut brands in Huizhou



■ Tenant reconfigurations



■ Marketing and events



■ Social media exposure

■ Sustainability



VIP loyalty programme



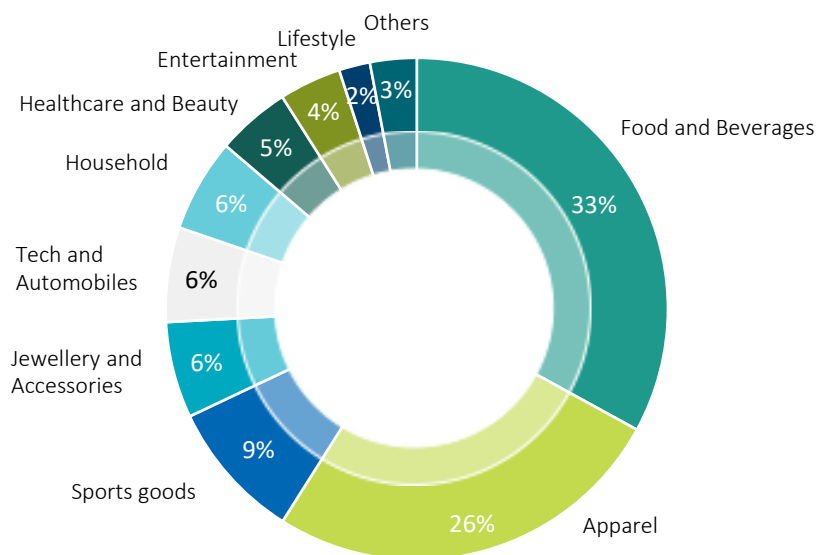
Green building



Huamao Place in Huizhou : Tenant Mix

Tenants by industry

As % of leased GFA



Top 5 tenants

Tenants' trade sector % of total leased GFA

F&B	4.6%	} 11.7%
Tech and Automobiles	2.0%	
Household	1.9%	
Household	1.6%	
F&B	1.6%	

Examples of new shops



Note: Data as at 31 Dec 2024

Huamao Place in Huizhou : Case Study

The growing popularity of anime culture has created new demand in shopping malls. In response, we introduced relevant tenants and hosted multiple themed events which generated significant buzz and footfall.



UK PORTFOLIO OPERATION REVIEW



Location of the properties



KEY:

- LARGE RENT
- MEDIUM RENT
- SMALL RENT

TRADING NAME	TOWN	ADDRESS	POSTCODE
Kwik Fit	Chelmsford	103 New London Road	CM2 0PP
Kwik Fit	South Croydon	453 Brighton Road	CR2 6EW
Kwik Fit	Tottenham	32 Monument Way	N17 9NX
Kwik Fit	Bridlington	32-36 St Johns Street	YO16 7JS
Kwik Fit	Chapel Allerton	Leeds, 232 Harrogate Road	LS7 4OD
Kwik Fit	Edinburgh	107/109 Dundee Street	EH11 1AW
Kwik Fit	Croydon	3 Mitcham Road	CR0 3RU
Kwik Fit	Wigan	Wallgate	WNS 0XG
Kwik Fit	Edinburgh	19 Corstorphine Road	EH12 6DD
Kwik Fit	Llandudno	Conway Road	LL30 1DE
Kwik Fit	Altrincham	1-3 Church Street	WA14 4DB
Kwik Fit	Middlesbrough	3 Lansdowne Road	TS4 2LW
Kwik Fit	Plymouth	125-129 Alexandra Road	PL4 7EG
Kwik Fit	Loughborough	24-29 The Rushes	LE11 5BG
Kwik Fit	Truro	Treaswalls Road	TR1 3PY
Central Tyres	Gloucester	Unit 3 Northbrook Road	GL4 3DP
Kwik Fit	Portsmouth	94 East Surrey Street	PO1 1JY
Kwik Fit	Bridgewater	48-54 St John's Street	TA6 5HY
Kwik Fit	Worcester	1 Carden Street, City Walls	WR1 2AX
Kwik Fit	Yoker	2369-2375 Dumbarton Road	G14 0NT
Tyre City	Northwich	Leicester Street	CW9 5LQ
Kwik Fit	Blyth	Cowpen Road	NE24 5TT
Kwik Fit	Stirling	11 Burghmuir Road	FK8 2DY
Kwik Fit	Sunderland	Monk Street	SR6 0BD
Kwik Fit	Motherwell	99a Airbles Road	ML1 2TJ
Kwik Fit	Kilmarnock	32/36 Low Glencairn Street	KA1 4DD
Kwik Fit	Skegness	50 Roman Bank	PE25 2SP
Kwik Fit	Hornchurch	Ardleigh Green Road	RM11 2ST
Kwik Fit	Glasgow	381 Pollokshaws Road	G41 1QZ
Kwik Fit	Sheffield	Townhead Street	S1 1YG
Kwik Fit	Glenrothes	Fullerton Road	KY7 5QR
Kwik Fit	Alloa	Clackmannan Road	FK10 1RR
Kwik Fit	Great Yarmouth	90 North Quay	NR30 1JT
Kwik Fit	Edinburgh	81/91 Dundee Street	EH11 1AW
Kwik Fit	Carmarthen	Pensarn Road	SA31 2BS
Kwik Fit	Preston	Market Street	PR1 2HP
Kwik Fit	Kirkcaldy	182 The Esplanade	KY1 2AQ
Kwik Fit	Rutherglen	273 Main Street	G73 1EE
Kwik Fit	Ayr	22/26 Maybole Road	KA7 2PZ
Kwik Fit	Liverpool	232 Aigburth Road	L17 0BJ
Kwik Fit	Stonehaven	110 Barclay Street	AB39 2AP
Non-Op	Edinburgh	40a Portobello Road	EH8 7EH

TRADING NAME	TOWN	ADDRESS	POSTCODE
Kwik Fit	Otley	Bondgate	LS21 3AB
Kwik Fit	Thornaby-On-Tees	212 Thornaby Road	TS17 8AA
Kwik Fit	Edinburgh	69b Saughton Road North	EH12 7JB
Kwik Fit	Shiplay	58 Briggate	BD17 7BT
Kwik Fit	Oldham	Huddersfield Road	OL1 3HR
Kwik Fit	Ellesmere Port	116 Whitby Road	CH65 0AA
Kwik Fit	Pontypridd	Sardis Road	CF37 1BA
Kwik Fit	Hyde	26-28 Manchester Road	SK14 2BD
Kwik Fit	Lincoln	148-150 Newark Road	LN5 8QJ
Kwik Fit	Coatbridge	320 Main Street	ML5 3RX
Kwik Fit	Goole	Boothferry Road	DN14 6AG
Kwik Fit	Huddersfield	Lockwood Road	HD1 3QU
Kwik Fit	Congleton	46a West Road	CW12 4EU
Kwik Fit	Barrhead	17 Cross Arthurlie Street	G78 1QY
Budget	Ayr	38 Fort Street	KA7 1DE
Central Tyres	Stirling	1 Whitehouse Road	FK7 7SS
Kwik Fit	Keynsham	Ashton Way	BS31 2UF
Kwik Fit	Sheffield	726 City Road	S2 1GJ
Kwik Fit	Leven	The Promenade	KY8 4PJ
Kwik Fit	Oban	Market Street	PA34 4HR
Kwik Fit	Nelson	130 Leeds Road	BB9 9XB
Kwik Fit	Burnley	Caldervale Road	BB11 1BS
Kwik Fit	Helensburgh	3 Charlotte Street	G84 7PH
Winterstoke	Weston-Super-Mare	Winterstoke Road	BS23 3YE
Kwik Fit	Warrington	Priestley Street/Garibaldi Street	WA5 1TE
Kwik Fit	Eltham	727 Sidcup Road	SE9 3AQ
Kwik Fit	Clevedon	119-120 Kenn Road	BS21 6JE
Kwik Fit	Keighley	Worthway	BD21 5ET
Kwik Fit	Thornbury	14 Mead Court	BS35 3UW
Kwik Fit	Southport	8 Ash Street	PR8 6JH
Kwik Fit	Forfar	Queenswell Road	DD8 3JA
Kwik Fit	Castleford	Leeds, 92 Bridge Street	WF10 4LA
Kwik Fit	Raddcliffe	Bury Road	M26 2UG
Kwik Fit	Oldham	Middleton Road/Lansdowne Road	OL9 9EG
Kwik Fit	Birmingham	900/902 Coventry Road	B10 0UA
Kwik Fit	Montrose	24 George Street	DD10 8EW
Kwik Fit	Kidderminster	20 Churchfields	DY10 2JL
Kwik Fit	Doncaster	Wheatley Hall Road	DN2 4LP
Tyre City	Lichfield	8-9 Europa Way	WS14 9TZ
Budget	Dumfries	40 Lauricknowe Road	DG2 7DA
Kwik Fit	Bishop Auckland	Cockton Hill Road	DL14 6JN

UK Portfolio : Long-term and quality cash flow



Occupancy rate

100%



Annual contract
rental income

GBP4.64 mn

- As at 31 Dec 2024, Spring REIT's UK Portfolio comprises 83 separate commercial properties, following the expiration of the ground lease and the commercial lease of the property located in Islington in Sep 2024. Each of the properties is under a long-term lease with the tenant Kwik-Fit (GB) Limited, a leading car servicing operator in the United Kingdom, with all the leases expiring in March 2032.
- Spring REIT enjoys substantial pass through of rental income as the leases are "full repairing and insuring" in nature. This means that the tenant agrees to pay all real estate taxes, building insurance, and maintenance (the triple "nets") on the properties.
- On 18 Feb 2025, Spring REIT reached an agreement to divest its UK portfolio to an independent third-party buyer. The implied selling price of the portfolio was GBP73.5 million, representing a premium on the appraised value of the portfolio as at 31 Dec 2024. The transaction received 99.99% support at the EGM held on 10 Mar 2025, and is expected to be completed on 28 Mar 2025. The use of the proceeds will be aligned with Spring REIT's capital management strategy and subject to prudent financial management. Spring REIT has made this strategic decision in order to realign its focus on the core Chinese market, improve its financial flexibility, and optimise its operational efficiency.

OUTLOOK & STRATEGIC PRIORITIES



Outlook & Strategic Priorities



Beijing: Prioritize occupancy and deliver exceptional service to thrive in a subdued market

- The Beijing office market is likely to remain subdued in 2025. Competition among landlords is expected to remain fierce as tenants prioritise cost-saving measures or seek higher-quality premises at reduced rates. Rent concessions and flexible leasing terms will likely dominate the market throughout 2025.
- CCP Property aims to remain resilient by prioritising occupancy over rental growth, a strategy that helped mitigate the impact of broader market weakness in 2024. However, continued vigilance will be required in 2025 as the market awaits signs of a confirmed recovery.



Huizhou: Drive growth through strategic reconfiguration & enhanced customer experience, capitalizing on robust domestic demand

- Having positioned itself as Huizhou's leading shopping mall, Huamao Place has consistently delivered a robust performance, maintaining high occupancy rates and achieving stable rental income. The mall's tenant mix—including high-tech retailers, dining options, and cosmetics—aligns well with evolving consumer preferences in the GBA.
- Plans are underway to optimise several underperforming spaces within the property, including repurposing the area previously occupied by a cinema as part of efforts to promote Huamao Place as a premier venue for festive events and celebrations. Renovation work has already begun, and contributions from the newly optimised areas are expected towards the end of 2025.



Capital Management: Balance flexibility with discipline to navigate geopolitical and economic turbulence effectively

- Spring REIT's earlier decision to lock in interest rates for nearly all its loan exposures proved effective in mitigating interest rate risk during 2024. As of 31 Dec 2024, around 97% of Spring REIT's borrowings were either covered by its interest rate hedging programme or tied to a relatively stable PRC loan prime rate. Additionally, Spring REIT has adopted a proactive approach to currency risk management and aligned around 83% of Spring REIT's total borrowings with the currencies of its underlying assets, thereby further mitigating foreign exchange exposure.
- Spring REIT's balance sheet remains robust, providing a buffer against macroeconomic fluctuations while allowing room for potential future growth opportunities. It will continue to optimise its financial strategies, leveraging lower borrowing costs where advantageous while maintaining a prudent approach to support growth initiatives.