



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

FORM OF PROXY FOR THE ANNUAL GENERAL MEETING TO BE HELD ON 21 May 2020

I/We ^(Note 1) _____ of _____
being the registered holder(s) of ^(Note 2) _____ units of and in Spring Real Estate
Investment Trust ("Spring REIT") hereby appoint ^(Note 3) _____
_____ of _____

_____ or failing him/her, THE CHAIRMAN OF THE
MEETING ^(Note 3) to act as my/our proxy/proxies to attend and act on my/our behalf at the Annual General
Meeting of unitholders of Spring REIT ("Unitholders") to be held at Room 2401-2, One Admiralty Centre, 18
Harcourt Road, Hong Kong on Thursday, 21 May 2020 at 4 p.m. and at any adjournment thereof and to vote for
me/us on the undermentioned resolution as indicated below.

Terms defined in the circular of Spring REIT dated 16 April 2020 (the "Circular") shall have the same meanings
when used in this proxy form, unless the context otherwise requires. The full text of the Ordinary Resolution, is
set out in the Notice of Annual General Meeting dated 16 April 2020.

Ordinary Resolution	For ^(Note 4)	Against ^(Note 4)
To approve the grant of a general mandate to the Manager in relation to the buy-back of units in Spring REIT.		

Dated the _____ day of _____ 2020

Unitholder's signature ^(Note 5) _____

Notes:

- Full name(s) and address(es) are to be inserted in BLOCK letters.
- Please insert the number of units registered in your name(s) or insert the number of units for this proxy. If no number is inserted, this form of proxy will be deemed to relate to all the units in Spring REIT registered in your name(s).
- A Unitholder entitled to attend at the Annual General Meeting (or at any adjournment thereof) is entitled to appoint no more than two proxies to attend in its/his/her stead. Any Unitholder being a corporation may by resolution of its directors (or other governing body) authorise any person to act as its representative at any meeting of Unitholders and a person so authorised shall at such meeting be entitled to exercise the same powers on behalf of the corporation as the corporation could exercise as if it were an individual Unitholder. The person appointed to act as proxy or corporate representative need not be a Unitholder. If any proxy other than the Chairman of the Annual General Meeting is preferred, please insert the name and address of the proxy desired in the space provided and strike out the words "or, failing him/her, THE CHAIRMAN OF THE MEETING".
- IMPORTANT: IF YOU WISH TO VOTE FOR A RESOLUTION, PLACE A "✓" IN THE APPROPRIATE BOX MARKED "FOR". IF YOU WISH TO VOTE AGAINST A RESOLUTION, PLACE A "✓" IN THE APPROPRIATE BOX MARKED "AGAINST".** Failure to tick any box will entitle your proxy to cast his/her vote at his/her discretion.
- This form of proxy must be in writing under the hand of you or your attorney duly authorised in writing or, in the case of a corporation, must be either under the common seal or under the hand of an officer or attorney duly authorised in accordance with its constitutional documents.
- In order to be valid, this form of proxy and any power of attorney or other authority, if any, under which it is signed or a notarially certified copy of such power of attorney or authority, must be deposited at Spring REIT's Unit Registrar, Computershare Hong Kong Investor Services Limited at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not less than 48 hours before the time appointed for holding the Annual General Meeting or any adjournment thereof. Delivery of this form of proxy shall not preclude you from attending and voting at the meeting or any adjourned meeting (as the case may be) and, in such event, this form of proxy shall be deemed to have been revoked.
- Where there are joint registered Unitholders of a unit, the vote of the senior who tenders a vote (whether in person or by proxy) shall be accepted to the exclusion of the votes of the other joint registered Unitholders and for this purpose, seniority shall be determined by the order in which the name stands in the register of Unitholders in respect of such unit.
- The voting of the above ordinary resolution at the Annual General Meeting will be taken by way of poll. On a poll, votes may be given either personally or by proxy and every Unitholder who is present in person, by corporate representative or by proxy shall have one vote for every unit of which is the Unitholder.
- Any alternation made to this form of proxy must be initialed by the person who signs it.