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## Spring Real Estate Investment Trust

春泉產業信託

(a Hong Kong collective investment scheme authorized 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

### UNAUDITED OPERATING STATISTICS FOR THE THREE MONTHS ENDED 30 SEPTEMBER 2020

The board of directors (the “**Board**”) of Spring Asset Management Limited (the “**Manager**”), as manager of Spring Real Estate Investment Trust (“**Spring REIT**”), hereby announces certain unaudited operating statistics of Spring REIT’s property portfolio for the three months ended 30 September 2020 as follows:

#### 1. Office Tower 1 and 2 of China Central Place in Beijing (“**CCP Property**”)

For the Three Months Ended	30 September 2020	30 June 2020	Change
Average Monthly Passing Rent (RMB/sqm)	360	362	-0.6%
Average Occupancy (%)	90	93	-3 ppts

For the three months ended 30 September 2020, CCP Property achieved an average monthly passing rent of approximately RMB360 per square meter (“**sqm**”), representing a decrease of 0.6% from that of the previous quarter, and the average occupancy rate was approximately 90%, representing a decrease of 3 percentage points from that of the previous quarter.

#### 2. Commercial properties located in the United Kingdom (“**UK Portfolio**”)

Each of the 84 properties in the UK Portfolio is under a long-term lease with the tenant Kwik-Fit (GB) Limited, a leading car servicing operator in the United Kingdom. All but one of the leases expire in March 2032. Currently, the UK Portfolio has an occupancy rate of 100%, with an annual contract rental income of approximately £4.55 million. The rent under each lease is subject to mark-to-market rent review every 5 years, under which the rent can only be revised upward.

The abovementioned operating data is based on preliminary internal management records. It has not been audited or reviewed by external auditor. As such the data contained herein is for investors’ reference only.

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

Hong Kong, 23 October 2020

As at the date of this announcement, the directors of the Manager are Toshihiro Toyoshima (Chairman and non-executive director); Nobumasa Saeki and Leung Kwok Hoe, Kevin (executive directors); Hideya Ishino (non-executive director); and Simon Murray, Lam Yiu Kin and Liping Qiu (independent non-executive directors).