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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

VOLUNTARY ANNOUNCEMENT COVID-19 PRECAUTIONARY MEASURES FOR ANNUAL GENERAL MEETING

Reference is made to the Notice of Annual General Meeting and the circular (the “**Circular**”) both dated 26 April 2021 in relation to the AGM to be held at Room 2401-2, One Admiralty Centre, 18 Harcourt Road, Hong Kong (the “**AGM Venue**”) on Thursday, 27 May 2021 at 4 p.m. Capitalised terms used in this announcement have the same meanings ascribed to them in the Circular.

The Manager notes that the Hong Kong Government has recently announced the relaxation of certain restrictions on group gatherings which took effect on 29 April 2021. In particular, the specified business meeting exemption (which applies to unitholders’ general meetings) under the Prevention and Control of Disease (Prohibition on Group Gathering) Regulation (Cap. 599G of the Laws of Hong Kong) (the “**Regulation**”) has been further relaxed to permit group gatherings of up to 50 persons in each room or partitioned area (for indoor places) or 100 persons in each partitioned area (for outdoor places), provided that (among other conditions) all participants aged 16 or above have been administered with at least one dose of a COVID-19 vaccine.

Pursuant to the Regulation, if not all persons aged 16 or above participating in the specified business meeting have received at least one dose of a COVID-19 vaccine, the pre-existing capacity limit for such meeting will continue to apply. That is, a specified business meeting of more than 20 persons will only be allowed if measures are in place for separating the participants in different rooms or partitioned areas, each accommodating not more than 20 persons (the “**Pre-Existing Capacity Requirement**”).

In view of the ongoing COVID-19 pandemic and the Regulation, to protect the safety of all attendees of the AGM, the Manager will continue to comply with the Pre-Existing Capacity Requirement, as follows:

1. Unitholders attending in person at the AGM Venue in excess of the 20 persons limit (including representatives of the Manager, the Trustee and the Unit Registrar, and supporting staff for the AGM) will be accommodated in separate room(s) or partitioned area(s) of not more than 20 persons each.
2. Seating at the AGM Venue will be arranged so as to allow for appropriate social distancing. Accordingly, there will be limited capacity for Unitholders to attend the AGM. Attending Unitholders (or their proxies) will be admitted to the AGM Venue on a “first-come-first-served” basis.

Other COVID-19 precautionary measures as set out in the Circular will also continue to apply.

The Manager reminds all Unitholders that physical attendance in person at the AGM is not necessary for the purpose of exercising voting rights. As an alternative, by using forms of proxy with voting instructions inserted, Unitholders may appoint the Chairman of the AGM as their proxy to vote on the relevant resolution(s) at the AGM instead of attending the AGM in person. Please refer to the Circular for instructions on appointing a proxy.

The Manager will continue to monitor the development of the COVID-19 pandemic and the Regulation and may issue further announcement(s) on precautionary measures as and when appropriate.

As at the date of this announcement, the Manager is not aware of any material adverse change in the financial or trading position of Spring REIT since 31 December 2020 (being the date to which the most recent published audited financial statements of Spring REIT were made up).

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, 29 April 2021

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); Hideya Ishino (non-executive director); and Simon Murray, Lam Yiu Kin and Liping Qiu (independent non-executive directors).