

*The Securities and Futures Commission of Hong Kong, The Stock Exchange of Hong Kong Limited and Hong Kong Exchanges and Clearing Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.*

*This announcement appears for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for any securities of Spring REIT.*



## **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**

### **POST-COMPLETION ADJUSTMENT AND FINAL CONSIDERATION FOR THE DISPOSAL OF 83 COMMERCIAL PROPERTIES IN THE UNITED KINGDOM**

Reference is made to the circular of Spring Real Estate Investment Trust (“**Spring REIT**”) dated 19 February 2025 (the “**Circular**”) in relation to the Disposal and the announcement dated 28 March 2025 in relation to completion of the Disposal. Unless otherwise defined herein, capitalised terms used in this announcement shall have the same meanings as given to them in the Circular.

#### **FINAL COMPLETION STATEMENT AND FINAL COMPLETION NAV**

The Manager wishes to announce that the Final Completion Statement has been agreed between the Seller and the Buyer in accordance with the procedures in the Sale and Purchase Agreement.

As stated on the Final Completion Statement, the Final Completion NAV is £5,977,502.57, which is greater than the Estimated Completion NAV (being £5,972,087.56). Accordingly, pursuant to the Sale and Purchase Agreement, the Buyer shall, within 15 days of the agreement of the Final Completion Statement, pay to the Seller the amount equal to the difference between the Final Completion NAV and the Estimated Completion NAV, being £5,415.01 (the “**Post-Completion Adjustment**”). The Manager expects the Seller will receive the full amount of the Post-Completion from the Buyer by 22 August 2025.

## FINAL CONSIDERATION

The final Consideration for the Disposal, being the sum of the Share Consideration, the Loan Consideration and the Post-Completion Adjustment, is £25,391,333.86. A breakdown of the final Consideration is set out below:

<b>Share Consideration</b>	<b>Loan Consideration</b>	<b>Post-Completion Adjustment</b>	<b>Final Consideration</b>
£6,971,970.75	£19,413,831.29	£(994,468.18)	£25,391,333.86

This announcement is made pursuant to paragraph 10.3 of the REIT Code.

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, 8 August 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.*