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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 31 March 2026

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 31 March 2026 as follows:

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

For the Three Months Ended	31 March 2026	31 December 2025	Change
Average Monthly Unit Rent (RMB/sqm) <sup>Note 1</sup>	334	339	- 1.5%
Occupancy Rate (%)	89	90	- 1 ppts

For the three months ended 31 March 2026, the CCP Property achieved an average monthly unit rent of approximately RMB334 per square meter (“**sqm**”), representing a 1.5% decrease from that of the previous quarter. The occupancy rate was approximately 89%, representing a decrease of 1 percentage point from that of the previous quarter. The office market in Beijing remained challenging and the team will continue to prioritize maintaining occupancy over rent.

#### 2. Huamao Place in Huizhou (“**Huizhou Property**”)

For the Three Months Ended	31 March 2026	31 December 2025	Change
Average Monthly Unit Rent (RMB/sqm) <sup>Note 2</sup>	175	170	+ 2.9%
Occupancy Rate (%)	99	99	-

Spring REIT completed the acquisition of 68% interest in the Huizhou Property on 28 September 2022. For the three months ended 31 March 2026, the Huizhou Property achieved an average monthly unit rent of approximately RMB175 per sqm, representing an increase of 2.9% from that of the previous quarter. The occupancy rate was approximately 99%, remaining unchanged compared to the previous quarter. Of the average monthly unit rent, the fixed component amounted to RMB149 per sqm (4Q 2025: RMB149 per sqm) and the variable component amounted to RMB26 per sqm (4Q 2025: RMB21 per sqm).

The total lettable area of the Huizhou Property as of 31 March 2026 was 102,869 sqm. The total lettable area of the property may vary from time to time, depending on the reconfiguration catered to the specific needs of the tenants.

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.

Notes:

1. The average monthly unit rent of the CCP Property is presented net of value-added tax and represents the contractual rent (excluding management fee).
2. The average monthly unit rent of the Huizhou Property is presented net of value-added tax and is comprised of base rental and certain service fee income, turnover rental income, and commission income from concessionaire sales (representing a share of sales receipts from certain retail premises).
3. Occupancy rate represents the occupancy level as at the end of the reporting period.

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, 28 April 2026

*As at the date of this announcement, the directors of the Manager are Toshihiro Toyoshima (Chairman and non-executive director); Chung Wai Fai, Michael (Chief Executive Officer and executive director); Xu Xiaolin and Tadashi Konno (non-executive directors); and Simon Murray, Lam Yiu Kin, Qiu Liping and Tong Shumeng (independent non-executive directors).*