SpringREIT

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 JUNE 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 30 June 2026 as follows:

1. Office Tower 1 and 2 of China Central Place in Beijing ("CCP Property")

For the Three Months Ended	30 June 2026	31 March 2026	Change
Average Monthly Unit Rent (RMB/sqm) Note 1	**331**	**334**	- 0.9%
Occupancy Rate (%)	**91**	**89**	+ 2 ppts

For the three months ended 30 June 2026, the CCP Property achieved an average monthly unit rent of approximately RMB331 per square meter (**"sqm"**), representing a 0.9% decrease from that of the previous quarter. The occupancy rate was approximately 91%, representing an increase of 2 percentage points 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	30 June 2026	31 March 2026	Change
Average Monthly Unit Rent (RMB/sqm) Note 2	**170**	**175**	- 2.9%
Occupancy Rate (%)	**95**	**99**	- 4 ppts

Spring REIT completed the acquisition of 68% interest in the Huizhou Property on 28 September 2022. For the three months ended 30 June 2026, the Huizhou Property achieved an average monthly unit rent of approximately RMB170 per sqm, representing a decrease of 2.9% from that of the previous quarter. The occupancy rate was approximately 95%, representing a decrease of 4 percentage points compared to the previous quarter. Of the average monthly unit rent, the fixed component amounted to RMB154 per sqm (1Q 2026: RMB149 per sqm) and the variable component amounted to RMB16 per sqm (1Q 2026: RMB26 per sqm).

The total lettable area of the Huizhou Property as of 30 June 2026 was 102,368 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 the 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, 29 July 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 Lam Yiu Kin, Qiu Liping and Tong Shumeng (independent non-executive directors).