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**Cash Dividend Announcement for Collective Investment Scheme**

|                                         |                                                            |
|-----------------------------------------|------------------------------------------------------------|
| Issuer name                             | Spring Real Estate Investment Trust                        |
| Stock code                              | 01426                                                      |
| Multi-counter stock code and currency   | Not applicable                                             |
| Other related stock code(s) and name(s) | Not applicable                                             |
| Title of announcement                   | Interim Distribution for the six months ended 30 June 2026 |
| Announcement date                       | 20 August 2026                                             |
| Status                                  | New announcement                                           |

**Information relating to the dividend**

|                                                |                       |
|------------------------------------------------|-----------------------|
| Dividend type                                  | Interim (Semi-annual) |
| Dividend nature                                | Ordinary              |
| For the financial year end                     | 31 December 2026      |
| Reporting period end for the dividend declared | 30 June 2026          |
| Dividend declared                              | HKD 0.04 per unit     |
| Date of unitholders' approval                  | Not applicable        |

**Information relating to Hong Kong unit register**

|                                                                                                                          |                                         |
|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| Default currency and amount in which the dividend will be paid                                                           | HKD 0.04 per unit                       |
| Exchange rate                                                                                                            | HKD 1 : HKD 1                           |
| Ex-dividend date                                                                                                         | 02 October 2026                         |
| Latest time to lodge transfer documents for registration with unit registrar for determining entitlement to the dividend | 05 October 2026 16:30                   |
| Book close period                                                                                                        | From 06 October 2026 to 07 October 2026 |
| Record date                                                                                                              | 07 October 2026                         |
| Payment date                                                                                                             | 23 October 2026                         |
| Unit registrar and its address                                                                                           | Tricor Investor Services Limited        |
|                                                                                                                          | 17/F, Far East Finance Centre           |
|                                                                                                                          | 16 Harcourt Road                        |
|                                                                                                                          | Hong Kong                               |

**Information relating to withholding tax**

|                                                             |                |
|-------------------------------------------------------------|----------------|
| Details of withholding tax applied to the dividend declared | Not applicable |
|-------------------------------------------------------------|----------------|

| Information relating to listed warrants / convertible securities issued by the issuer                                                                                                                                                                                                                                                                 |                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Details of listed warrants / convertible securities issued by the issuer                                                                                                                                                                                                                                                                              | Not applicable |
| Other information                                                                                                                                                                                                                                                                                                                                     |                |
| Other information                                                                                                                                                                                                                                                                                                                                     | Not applicable |
| Directors of the manager for collective investment scheme                                                                                                                                                                                                                                                                                             |                |
| 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). |                |