Please use this form if you are a White Form eIPO Service Provider and are applying for Hong Kong Public Offering Units on behalf of underlying applicants 倘 閣下為白表eIPO服務供應商,並代表有關申請人申請香港公開發售基金單位,請使用本表格。

This Application Form uses the same terms as defined in the offering circular of Spring Real Estate Investment Trust ("Spring REIT") dated November 25, 2013 (the "Offering Circular").
本申請表格使用春泉產業信託 [| 春泉產業信託] 日期為二零一三年十一月二十五日的發售通函 [| 發售通函]) 所界定的詞語。
Neither this Application Form nor the Offering Circular constitutes an offer to sell or the solicitation of an offer to buy any Hong Kong Public Offering Units in any jurisdiction other than Hong Kong. The Hong Kong Public Offering Units may not be offered or sold in the United States without registration or an exemptiation under the U.S. Securities Act.
本申請表格及發售通函概不構成在香港以外的司法權區要約出售或遊說要約購買香港公開發售基金單位。者無根據美國《證券法》登記或豁免登記,香港公開發售基金單位不得在美國提呈發售或出售。

This Application Form and the Offering Circular may not be forwarded or distributed or reproduced (in whole or in part) in any manner whatsoever in any jurisdiction where such forwarding, distribution or reproduction is not

permitted under the law of that jurisdiction. 任何根據當地法例不得發送、派發或複製本申請表格及發售通函的司法權區內概不得發送或派發或複製(不論方式,也不論全部或部分)本申請表格及發售通函。

Hong Kong Exchanges and Clearing Limited, The Stock Exchange of Hong Kong Stock Exchange"), Hong Kong Securities Clearing Company Limited ("HKSCC") and the Securities and Futures Commission of Hong Kong (the "SFC") take no responsibility for the contents of these documents.
香港交易及結算所有限公司、香港聯合交易所有限公司(「香港聯交所」)、香港中央結算有限公司(「香港結算」)及香港證券及期貨事務監察委員會(「證監會」)對此等文件的內容概不負責。

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)) (根據香港法例第571章證券及期貨條例第104條 獲認可之香港集體投資計劃)

> Managed by Spring Asset Management Limited 由 由 春泉資產管理有限公司 管理 GLOBAL OFFERING

Number of Units under the Global Offering

439,500,000 (comprising 341,500,000 Sale Units to be sold by the Selling Unitholder and

98,000,000 New Units

全球發售

Number of Units under the Hong Kong Public Offering

全球發售基金單位數目

to be issued and offered by Spring REIT and subject to the Over-allotment Option) 439,500,000 (包括售賣單位持有人將予出售之341,500,000個銷售基金單位及春泉產業信託將予發行及發售之98,000,000個新基金單位,並須視乎超額配售權行使與否而定) 43,950,000 (comprising New Units to be issued and offered by Spring REIT and

香港公開發售基金單位數目 Number of Units under the International Offering

subject to reallocation) 43,950,000 (包括春泉產業信託將予發行及發售之新基金單位,並可予重新分配) 395,550,000 (comprising 341,500,000 Sale Units to be sold by the Selling Unitholder and 54,050,000 New Units to be issued and offered by Spring REIT and subject to reallocation

國際發售基金單位數目

and the Over-allotment Option) 395,550,000 (包括售賣單位持有人將予出售之341,500,000個銷售基金單位及春泉產業信託 將予發行及發售之54,050,000個新基金單位,並須視乎重新分配情況及超額配售權 行使與否而定

Maximum Offer Price

最高發售價

HK\$4.03 per Unit payable in full on application in Hong Kong dollars, plus brokerage of 1.0%, Hong Kong Stock Exchange trading fee of 0.005% and SFC transaction levy of 0.003% (payable in full on application in Hong Kong dollars and subject to refund) 每個基金單位4.03港元(須於申請時以港元繳足),另加1.0%經紀佣金、0.005%香港聯交所交易費及0.003%證監會交易徵費(須於申請時以港元繳足,多收款項將予退還)

01426 Stock code 01426 股份代號

香港包銷商

You should read this Application Form in conjunction with the Offering Circular, which contains further information on the application procedures.

發售通函尚有其他關於申請程序的其他資料,本申請表格 **應與發售通函**

Spring Real Estate Investment Trust Spring Asset Management Limited DB Trustees (Hong Kong) Limited Credit Suisse (Hong Kong) Limited The Hong Kong Underwriters

春泉產業信託 春泉資產管理有限公司 德意志信託(香港)有限公司 瑞士信貸(香港)有限公司 瑞士信贷(香港)

We confirm that we have (i) complied with the Guidelines for Electronic Public Offering and the Operational Procedures for White Form eIPO Applications submitted via Banks/Stockbrokers and all applicable laws and regulations (whether statutory or otherwise) in relation to the provision of our White Form eIPO services in connection with the Hong Kong Public Offering; and (ii) read the terms and conditions and application procedures set out in the Offering Circular and this Application Form and agree to be bound by them. Applying on behalf of each of the underlying applicants to whom this application relates, we:

- 指引及透過銀行 吾等確認吾等已(i)遵照電子公開發 及就香港公開發售提供白表eIPO服發 本申請表格所載條款及條件以及申請 作出申請時,吾等: 股票經紀遞交 規例(法定或事 题交**白表eIPO**申請的運作程序以或其他); 发(fi)閱讀發售通函及 與本申請有關的各相關申請人
- apply for the number of Hong Kong Public Offering Units set out below, on the terms and conditions of the Offering Circular and this Application Form and subject to the Trust Deed;
- $\begin{array}{l} \textbf{enclose} \ \text{payment in full for the Hong Kong Public Offering Units applied for, including brokerage of 1.0\%, Hong Kong Stock Exchange trading fee of 0.005\% and SFC transaction levy 0.003\%; \\ \end{array}$
- confirm that the underlying applicants have undertaken and agreed to accept the Hong Kong Public Offering Units applied for, or any lesser number allocated to such underlying applicants on this application;
- declare that this is the only application made and the only application intended by me/us to be made whether on a WHITE or YELLOW Application Form or by giving electronic application instructions to HKSCC via CCASS or applying online through the White Form eIPO Service Provider under the White Form eIPO service at www.eipo.com.hk to benefit me/us or the person for whose benefit I am/we are applying;
- undertake and confirm that I/we and the person for whose benefit I am/we are applying have not applied for or taken up, or indicated an interest for, any Offer Units under the International Offering nor participated in the International Offering;
- understand that these declarations and representations will be relied upon by the REIT Manager, the Trustee, RCA Fund and the Sole Global Coordinator in deciding whether or not to allocate any Hong Kong Public Offering Units in response to this application;
- authorize (i) the REIT Manager and the Trustee to place the name(s) of the underlying applicant(s) on the REIT Manager's register of members as the holder(s) of any Hong Kong Public Offering Units to be allocated to them and such other registers as required under the Trust-Deed, and (ii) the REIT Manager and the Trustee and/or their respective agents to send any Unit certificate(s) by ordinary post at that underlying applicant's own risk to the address stated on this Application Form in accordance with the procedure prescribed in this Application Form and in the Offering Circular.
- request that any e-Refund payment instructions be dispatched where the applicants had paid the application monies from a single on pay bank acco
- request that any refund check(s) be made payable to the underlying applica multiple bank accounts to pay the application monies;
- confirm that each underlying applicant has read the terms and conditions to out in the Application Form and in the Offering Circular and agrees to
- represent, warrant and undertake that the allocation of or application for the Hong Kong Public Offering Units to the underlying applicant or by underlying applicant or for whose benefit this application is made would not require the REIT Manager to comply with any requirements under any law or regulation (whether or not leaving the force of law) of any territory outside of Hong Kong; and
- agree that this application, any acceptance of it and the resulting contract will be governed by and construed in accordance with the laws of Hong Kong.

- 件,並在信託契約的規限下,申請以下數目的香港公
- 單位所言 隨附申請香港公0.003%證監會交 **6 额**(包括1%經紀佣金、0.005%聯交所交易費及
- 置): 諾及同意接納該等相 人根據本申請獲分配的 人根據本申請所申請的香港公開發售基金單 較少數目的香港公開發售基金單位;
- 聲明不論本申請是否以白色或黃色申請表格作出或透過中央結算系統向香港結算發出電子認購指示或根據白表eIPO服務透過白表eIPO服務供應商(www.eipo.com.hk)進行網上申請,此乃本人/吾等為本身或本人/吾等為其利益提出申請的人士提出及擬提出的唯一申請;
- 明白REIT管理人、受託人、RCA Fund及獨家全球協調人將依賴此等聲明及陳述,以決定是否 沈是項申請分配任何香港公開發售基金單位;
 - **愛權**(i)REIT管理人及受託人將相關申請人的姓名/名稱列入REIT管理人的基金持有人名册, 作為相關申請人獲分配的任何香港公開發售基金單位持有人及信託契約規定的該等其他名 冊。並授權(i)REIT管理人及受託人及/或被等各自的代理人根據本申請表格及發售通函所指 明的程序以普通郵遞方式,按本申請表格所示地址向相關申請人發送任何基金單位證書,郵 誤風險概由該相關申請人承擔;
- 要求將任何電子退款指示發送至申請人以單一銀行賬戶繳交申請款項的申請付款賬戶內;
- 要求任何以多個銀行賬戶繳交申請款項的申請人的退款支票以相關申請人為抬頭人;
- 確認各相關申請人已細閱申請表格及發售通函所載條款與條件及申請手續,並同意受其約
- **聲明、保證及承諾**向相關申請人或相關申請人為其利益而提出本申請的任何人士分配香港公開發售基金單位,或由相關申請人或相關申請人為其利益而提出本申請的任何人士申請香港公開發售基金單位,不會引致REIT管理人須遵守任何香港以外地區的任何法律或法規的任何規定(不論具有法律效力與否);及
- 同意本申請、本申請的任何接納以及由此訂立的合同,均受香港法例管轄,並須按其詮釋。

Signature 颁名 Date 日期	
Name of applicant 申請人姓名/名稱 Capacity 身份	

2	We, on behalf of the						
	underlying applicants,						
	offer to purchase						
	吾等(代表相關						
	申請人)提出認購						

Total number of Units 基金單位總數

Hong Kong Public Offering Units on behalf of the underlying applicants whose details are contained in the read-only CD-ROM submitted with this Application Form. 代表相關申請人提出認購香港公開發售基金單位(申請人的詳細資料載於連同本申請表格遞交的唯 讀光碟)。

3	A total of 隨附之合共		check(s) 張支票	Check Number(s) 支票編號	
	are enclosed for a total sum of 其總金額為	HK\$ 港元			

1		Please	use	BLOCK	letters	請用	正楷填寫	
-	$\overline{}$							۰

Name of White Form eIPO Service Provider 白表 eIPO 服務供應商名稱					
Chinese Name 中文名稱	White Form eIPO Service Provider ID 白表eIPO服務供應商身份證明				
Name of contact person 聯絡人姓名	Contact number 聯絡電話號碼		Fax number 傳真號碼		
Address 地址	For Broker use 此欄供經紀填寫 Lodged by 申請由以下經紀遞交				
	Broker No. 經紀號碼				
	Broker's Chop 經紀印章				

For Bank use 此欄供銀行填寫

Hong Kong Public Offering Units -- White Form eIPO Service Provider Application Form 香港公開發售基金單位 — 白表eIPO服務供應商申請表格 Please use this form if you are a White Form eIPO Service Provider and are applying for Hong Kong Public Offering Units on behalf of underlying applicants 倘 閣下為白表eIPO服務供應商,並代表有關申請人申請香港公開發售基金單位,請使用本表格。

GUIDE TO COMPLETING THIS APPLICATION FORM

References to boxes below are to the numbered boxes on the Application Form

Sign and date the Application Form in Box 1. Only a written signature will be accepted.

The name and the representative capacity of the signatory should also be stated.

To apply for Hong Kong Public Offering Units using this Application Form, you must be named in the list of **White Form eIPO** Service Providers who may provide **White Form eIPO** services in relation to the Hong Kong Public Offering which was released by the SFC.

Put in Box 2 (in figures) the total number of Hong Kong Public Offering Units for which you wish to apply on behalf of the underlying applicants.

Applicant details of the underlying applicants on whose behalf you are applying must be contained in read only CD-ROM format submitted together with this Application Form.

Complete your payment details in Box 3.

You must state in this box the number of check(s) you are enclosing together with this Application Form; and you must state on the reverse of each of those check(s) (i) your **White Form eIPO** Service Provider ID and (ii) the file number of the data file containing application details of the underlying applicant(s).

The dollar amount(s) stated in this box must be equal to the amount payable for the total number of Hong Kong Public Offering Units applied for in Box 2.

All check(s) and this Application Form together with a sealed envelope containing the CD-ROM, if any, must be placed in the envelope bearing your company chop. For payments by check, the check must:

- be in Hong Kong dollars;
- be drawn on a Hong Kong dollar bank account in Hong Kong;
- show your (or your nominee's) account number;
- be made payable to "Bank of China (Hong Kong) Nominees Limited Spring REIT Public Offer";
- be crossed "Account Payee Only";
- not be post dated; and
- be signed by the authorized signatories of the White Form eIPO Service Provider.

our application may be rejected if any of these requirements is not met or if the check is dishonored on its

It is your responsibility to ensure that details on the check(s) submitted correspond with the application details contained in the CD-ROM or data file submitted in respect of this application. The REIT Manager, the Trustee, RCA Fund, and the Sole Global Coordinator have full discretion to reject any applications in the case of discrepancies.

No receipt will be issued for sums paid on application.

Insert your details in Box 4 (using BLOCK letters).

You should write your name, **White Form eIPO** Service Provider ID and address in this box. you should also include the name and telephone number of the contact person at your place of business and where applicable, the Broker No. and Broker's Chop.

Personal Data

Personal Information Collection Statement

This Personal Information Collection Statement informs the applicant for, and holder of, Hong Kong Public Offering Units, of the policies and practices of the REIT Manager and its Hong Kong Unit Registrar in relation to personal data and the Personal Data (Privacy) Ordinance (Chapter 486 of the Laws of Hong Kong) (the "Ordinance").

Reasons for the collection of your personal data

It is necessary for applicants and registered holders of units to supply correct personal data to the REIT Manager, the Trustee or their agents and the Hong Kong Unit Registrar when applying for Units or transferring Units into or out of their names or in procuring the services of the Hong Kong Unit Department of the Procure of the Hong Kong Units Into Orion 10 (1997).

Failure to supply the requested data may result in your application for Units being rejected, or in delay or the inability of the REIT Manager, the Trustee or the Hong Kong Unit Registrar to effect transfers or otherwise render their services. It may also prevent or delay registration or transfers of the Hong Kong Public Offering Units which you have successfully applied for and/or the dispatch of Unit certificate(s) and/or refund check(s) to which you are entitled.

It is important that Unitholders inform the REIT Manager, the Trustee and the Hong Kong Unit Registrar immediately of any inaccuracies in the personal data supplied.

2. Purposes

The personal data of the Unitholders may be held and processed for the following purposes:

- processing your application and refund check, where applicable, verification of compliance with the terms and application procedures set out in this Application Form and the Offering Circular and announcing results of allocation of the Hong Kong Public Offering Units;
- compliance with applicable laws and regulations in Hong Kong and elsewhere;
- registering new issues or transfers into or out of the names of Unitholders including, where applicable, HKSCC Nominees
- maintaining or updating the register of Unitholders of Spring REIT;
- verifying Unitholders' identities;
- establishing benefit entitlements of Unitholders of Spring REIT, such as dividends, issues and bonus issues;
- distributing communications from the REIT Manager;
- compiling statistical information and Unitholder profiles:
- disclosing relevant information to facilitate claims on entitlements; and
- any other incidental or associated purposes relating to the above and/or to enable the REIT Manager, the Trustee and the Hong Kong Unit Registrar to discharge their obligations to Unitholders and/or regulators and/or any other purposes to which the Unitholders may from time to time agree.

Personal data held by the REIT Manager, the Trustee and the Hong Kong Unit Registrar relating to the securities holders will be kept confidential but the REIT Manager, the Trustee and the Hong Kong Unit Registrar may, to the extent necessary for achieving any of the above purposes, disclose or transfer (whether within or outside Hong Kong) the personal data to any of the following:

- the REIT Manager's appointed overseas principal Unit registrar appointed agents such as financial advisers, receiving bankers and
- where applicants for Units request a deposit into CCASS, PKSCC or HKSCC Nominees who will use the personal data for the purposes of operating CCASS;
- agents, contractors or third-party service providers who offer administrative, communications, computer, payment or other services to the REIT Manager, the Trustee Hong Kong Unit Registrar in connection with their respective business operation;
- Hong Kong Stock Exchange, the SFC and any other statutory regulatory or governmental dies or otherwise as required by laws, rules or regulations; and
- any persons or institutions with which the Unitholders have or propose to have dealings, such as their bankers, solicitors, accountants or stockbrokers etc.

Access to and correction of personal data

Unitholders have the right to ascertain whether the REIT Manager, the Trustee or the Hong Kong Unit Registrar holds their personal data, to obtain a copy of that data, and to correct any data that is inaccurate. The REIT Manager, the Trustee and the Hong Kong Unit Registrar have the right to charge a reasonable fee for the processing of such requests.

All requests for access to data or correction of data should be addressed to us, at our registered address disclosed in the "Corporate Information" section of the Offering Circular or as notified from time to time, for the attention of the compliance officer of the REIT Manager, the compliance officer of the Trustee or the privacy compliance officer of the Hong Kong Unit Registrar.

By signing an Application Form or by giving electronic application instructions to HKSCC, you agree to all of the above.

埴寫本申請表格的指引

下述欄號乃申請表格中各欄的編號

在本申請表格欄1簽署及填上日期。只接受親筆簽名。

亦須註明簽署人的姓名及代表身份。

使用本申請表格申請香港公開發售基金單位。 閣下必須為名列於證監會公佈的白表eIPO服務供應商名單內可以就香港公開發售提供白表eIPO服務的人士。

在欄2填上 關下欲代表相關申請人申請認購的香港公開發售基金單位總數(以數字填寫)。

閣下代表相關申請人作出申請的申請資料必須載於連同本申請表格遞交的唯讀光碟格式的資料

在欄3填上 閣下的付款資料。

閣下必須在本欄註明 閣下連同本申請表格隨附的支票數目;及 閣下必須在每張支票的背面註明(i) 閣下的白表elPO服務供應商身份證明及(ii)載有相關申請人申請資料的資料檔案的檔案

本欄所註明金額必須與欄2所申請香港公開發售基金單位總數應付金額相同。

所有支票及本申請表格, 連同載有光碟的密封信封(如有) 必須放進印有 閣下公司印章的信封 內。如以支票繳交款額, 該支票必須:

- 為港元支票;
- 由在香港開設的港元銀行賬戶開出;
- 顯示 閣下(或 閣下代名人)的賬戶名稱;
- 註明抬頭人為「中國銀行(香港)代理人有限公司 春泉產業信託公開發售」;
- 劃線註明「只准入抬頭人賬戶」;
- 不得為期票;及
- 由白表eIPO服務供應商的授權簽署人簽署。

倘未能符合任何此等規定或支票於首次過戶時不獲兑現, 閣下的申請可遭拒絕受理。

閣下須負責確保所遞交支票的資料,與就本申請遞交的光碟或資料檔案所載申請資料相同。倘出 現差異,REIT管理人、受託人、RCA Fund及獨家全球協調人有絕對酌情權拒絕接受任何申請

本公司將不會就申請所付款項發出任何收據。

在欄4填上 閣下的資料(用正楷)。

下必須在本欄填上 閣下的姓名、白表eIPO服務供應商身份證明及地址。 閣下辦公地點的聯絡人姓名及電話號碼以及(如適用)經紀號碼及經紀印章。

個人資料

個人資料收集聲明

此項個人資料收集聲明是向香港公開發售基金單位 請人和持有人説明有關REIT管理 86章《個人資料(私隱)條例》(「《條 人及其香港基金單位登記處有關個人資料和香港法 例》」)方面的政策和慣例。

收集 閣下個人資料的原因

y名義甲而至至 以須向REIT管理 或轉讓或受讓基金單位時或尋 受託人或彼等的代理人及香港

未能提供所要求的資料可能導致 閣下申請基金單位被拒或延遲 託人或香港基金單位等記號無法落實轉讓或提供服務。此舉也可 轉讓 閣下成立申請的香港公開資係基金單位及 或為發 閣下 及/或退款支票 或REIT管理人、受 能妨礙或延遲登記或 應得的基金單位證書

資料如有任何錯誤,須立即通知REIT管理人、受託人及

2. 目的

有人的個人資料可作以下目的持有及處理:

- 支票(如適用)、核實是否符合本申請表格及發售通函載 公佈香港公開發售基金單位的分配結果;
- 的適用法律及法規;
- 以基金單位持有人(包括香港結算代理人(如適用))的名義登記新發行基金單位或轉讓或受讓基金單位;
- 置或更新春泉產業信託基金單位持有人的名冊;
- 亥實基金單位持有人的身份;
- 確定 春泉產業信託基金單位持有人的受益權利,例如股息、供股和紅股等;
- 分發REIT管理人的通訊;
- 編製統計數據和基金單位持有人資料;
- 披露有關資料以便就權益索償;及
- 與上述有關的任何其他附帶或相關目的及/或使REIT管理人、受託人及香港基金單位登記處能履行對基金單位持有人及/或監管機構承擔的責任及/或基金單位持有人不時同意的任何其他目的。

轉交個人資料

REIT管理人、受託人及香港基金單位登記處所持有關證券持有人的個人資料將會保密,但REIT管理人、受託人及香港基金單位登記處可以在為達到上述任何目的之必要情況下,向下列任何人士披露或轉交(無論在香港境內或境外)有關個人資料:

- REIT管理人委任的代理人,例如財務顧問、收款銀行和主要海外基金單位過戶登
- (如基金單位申請人要求將基金單位存於中央結算系統)香港結算或香港結算代理 人;被等將會就中央結算系統的運作使用有關個人資料;
- 向REIT管理人、受託人或香港基金單位登記處提供與其各自業務營運有關的行政、電訊、電腦、付款或其他服務的任何代理人、承包商或第三方服務供應商;
- 香港聯交所、證監會及任何其他法定監管機關或政府部門或遵照其他法例、規則 基金單位持有人與其進行或擬進行交易的任何人士或機構,例如彼等的銀行、律 師、會計師或股票經紀等。

4. 查閱和更正個人資料

基金單位持有人有權確定REIT管理人、受託人或香港基金單位登記處是否持有其個人資料,並有權索取有關該資料的副本並更正任何不準確資料。REIT管理人、受託人和香港基金單位登記處有權就處理任何查閱資料的要求收取合理費用。

所有查閱資料或更正資料的要求應按發售通函「公司資料」一節所披露或不時通知的本公司註冊地址送交REIT管理人的合規主任,向受託人的合規主任或香港基金單位登記處的個人資料私隱事務主任提出。

閣下簽署申請表格或向香港結算發出電子認購指示,即表示同意上述各項。

DELIVERY OF THIS APPLICATION FORM

This completed Application Form, together with the appropriate check(s) must be submitted to the following Receiving Banks branches by: 4:00 pm on Thursday, November 28, 2013:

Bank of China (Hong Kong) Limited

1/F, BOC Cheung Sha Wan Building, 194–200 Cheung Sha Wan Road,

Standard Chartered bank (Hong Kong) Limited

Kowloon

15/F, Standard Chartered Tower, 388 Kwun Tong Road,

遞交本申請表格

此份已填妥的申請表格, 連同適當支票, 必須於二零一三年十一月二十八日(星期四)下午四時正前, 送達下列收款銀行:

中國銀行(香港)有限公司

九龍 長沙灣道194-200號 中銀長沙灣大樓1樓

渣打銀行(香港)有限公司

香港 九龍觀塘道388號 渣打中心15 樓