



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: 1426)

Managed by

Spring Asset Management Limited

NOTIFICATION LETTER

27 May 2023

Dear Non-Registered Unitholder, ^(Note 1)

Spring Real Estate Investment Trust (“Spring REIT”)

- Notice of publication of (i) Circular to Unitholders dated 27 May 2023 in relation to Connected Transaction Involving Off-Market Unit Buy-Back and Notice of Extraordinary General Meeting; (ii) Notice of Extraordinary General Meeting and (iii) the Proxy Form (“Current Corporate Communication”)

We hereby notify you that the Current Corporate Communication of Spring REIT, in both English and Chinese, are now available on Spring REIT’s website at www.springreit.com and on the website of the Stock Exchange at www.hkexnews.hk.

You may access the Current Corporate Communication under the section of “Investor Relations” on Spring REIT’s website at www.springreit.com for viewing.

If you wish to receive a printed copy of the Current Corporate Communication, you can complete the enclosed request form and return it to the Spring REIT’s unit registrar, Tricor Investor Services Limited (the “Registrar”) by post using the mailing label provided (you need not affix any stamp if posted within Hong Kong. Otherwise, please affix an appropriate stamp). The printed copy of the Current Corporate Communication will be sent to you free of charge upon receipt of your request.

Please note that by completing and returning the request form to request for the printed copy of the Current Corporate Communication, you will expressly indicate that you prefer to receive all future Corporate Communications ^(Note 2) of Spring REIT in printed form.

Should you have any queries relating to this notification, please contact the customer service hotline of Spring REIT’s Registrar at (852) 2980 1333 from 9:00 a.m. to 5:00 p.m., Monday to Friday (excluding Hong Kong public holidays).

Yours faithfully,
For and on behalf of
Spring Asset Management Limited
(as manager of Spring Real Estate Investment Trust)
Mr. Toshihiro Toyoshima
Chairman of the Manager

Encl.

- Note: (1) This letter is addressed to Non-registered unitholders (“Non-registered unitholder” means such person or company whose units of Spring REIT are held in the Central Clearing and Settlement System and who has notified Spring REIT from time to time through Hong Kong Securities Clearing Company Limited to receive Corporate Communications). If you have sold or transferred all your units of Spring REIT, please disregard this letter and the Request Form enclosed.
- (2) Corporate Communications refer to any document issued or to be issued by Spring REIT for information or action of unitholders of Spring REIT, including but not limited to annual report, interim report, notice of meeting, listing document, circular and proxy form.