

Spring REIT Becomes a Constituent of MSCI China Small Cap Index

(5 June 2014 – Hong Kong) Spring Asset Management Limited (the “**REIT Manager**”), as manager of Spring Real Estate Investment Trust (“**Spring REIT**”, stock code: 01426), is pleased to announce that Spring REIT has been added as one of the constituents to the Morgan Stanley Capital International (“**MSCI**”) China Small Cap Index, effective on 30 May 2014. Previously on 10 March 2014, Spring REIT became a constituent of the Hang Seng REIT Index.

MSCI equity indices are among the most widely adopted benchmarks by institutional investors for the selection and monitoring of investments. The MSCI China Small Cap Index is designed to measure the performance of the small cap segment of the China market, representing approximately 14% of the free float-adjusted market capitalization of the China equity universe¹.

Mr. Toshihiro Toyoshima, Chairman and Non-executive Director of Spring Asset Management Limited, said, “We are very pleased that Spring REIT has become a constituent of the MSCI China Small Cap Index, especially for the inclusion came shortly after its successful listing in December 2013. By putting Spring REIT in the investment universe of a large number of institutional investors, we believe the inclusion will raise the profile of Spring REIT among institutional investors and will have good impact on its trading liquidity.”

Since its listing on 5 December 2013, Spring REIT has been delivering robust business performance. For the year 2013, its net property income increased 26.1% year-on-year to US\$49.5 million with average monthly passing rental up 27.4% year-on-year to RMB288 per square meter (“**sqm**”). As announced in the latest quarterly Unaudited Operating Statistics of Spring REIT, average monthly passing rental for the first quarter of 2014 rose further to RMB337 per sqm, which is 6.6% higher than the average monthly passing rental of RMB316 per sqm for the fourth quarter of 2013.

- Ends -

¹ As of 30 April 2014, as reported by MSCI

About Spring Real Estate Investment Trust

Spring Real Estate Investment Trust (“**Spring REIT**”, stock code: 01426) is a real estate investment trust which owns and invests in high quality income-producing real estate in Mainland China. Listed on 5 December 2013 on the Hong Kong Stock Exchange, Spring REIT is the first Hong Kong REIT to offer direct exposure to two Premium Grade office buildings strategically located in the Central Business District (**CBD**) of Beijing. Spring REIT is managed by Spring Asset Management Limited, a company incorporated in Hong Kong and wholly owned by AD Capital Co., Ltd., a private equity investment management company based in Japan with extensive experience in private equity and real estate investments. Spring REIT seeks to offer to Unitholders stable distributions and the potential for sustainable long-term growth.

Media enquiry:

Deborah Tsui

Crystal Yip

Telephone +852 3103 0123

Telephone +852 3103 0106

deborah.tsui@citigate.com.hk

crystal.yip@citigate.com.hk