

Partial Repayment of the Term Loan Facility

(14 February 2014 – Hong Kong) Spring Asset Management Limited (“the REIT Manager”), as manager of Spring Real Estate Investment Trust (“Spring REIT”), is pleased to announce that in line with the Offering Circular dated 25 November 2013, RCA01, the wholly-owned subsidiary of Spring REIT, made a US\$50,000,000 partial repayment of the Term Loan Facility (as defined in the Offering Circular) on 28 January 2014. As a result of the partial repayment, the notional principal amount of the Term Loan Facility is reduced to US\$465,000,000.

Accordingly, the gearing ratio of Spring REIT immediately following the US\$50,000,000 partial repayment is reduced to approximately 33.9%, based on the resulting total borrowings to the pro forma total gross asset value.

The REIT Manager considers that the partial repayment is in the interests of the Unitholders of Spring REIT on the basis that it reduces the overall debt position and is expected to enhance the financial flexibility of Spring REIT.

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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. 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 (the “REIT Manager”), a company incorporated in Hong Kong and wholly owned by AD Capital Co., Ltd. (“AD Capital”), 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.

Press release



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