

Spring REIT to Join Hang Seng REIT Index

(25 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 Spring REIT has been selected as one of the constituents of Hang Seng REIT Index, effective 10 March 2014.

Launched in October 2008, the Hang Seng REIT Index provides a market benchmark to trace the performance of REITs listed in Hong Kong. It also serves as a benchmark and basis for funds and derivatives seeking exposure to this asset class. Currently the Hang Seng REIT Index has eight constituents.

- Ends -

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.

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