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## 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: 01426)

Managed by  
Spring Asset Management Limited

### PAYMENT OF BASE FEE AND VARIABLE FEE TO SPRING ASSET MANAGEMENT LIMITED BY WAY OF UNITS IN SPRING REAL ESTATE INVESTMENT TRUST AND CASH

#### PAYMENT OF THE MANAGER'S BASE FEE AND VARIABLE FEE FOR THE PERIOD FROM 1 JULY 2014 TO 30 SEPTEMBER 2014

Reference is made to the announcement issued by the Manager dated 15 January 2014 in relation to the Manager's election for the Base Fee and the Variable Fee, in respect of any real estate of Spring REIT for the year ending 31 December 2014, to be paid to the Manager in the form of cash as to 20% and in the form of Units as to 80%.

The board of directors (the "**Board**") of the Manager announces that the Manager has on 30 October 2014 received: (a) payment of the Base Fee in the amount of HK\$10,692,258.25, of which HK\$8,553,806.60 was paid in the form of Units by way of 2,370,788 Units issued to the Manager on 30 October 2014, and HK\$2,138,451.65 was paid on 30 October 2014 in the form of cash; and (b) payment of the Variable Fee in the amount of HK\$3,642,570.28, of which HK\$2,914,056.22 was paid in the form of Units by way of 807,665 Units issued to the Manager on 30 October 2014, and HK\$728,514.06 was paid on 30 October 2014 in the form of cash. The fees were paid to the Manager for the period from 1 July 2014 to 30 September 2014. The aggregate 3,178,453 Units so issued to the Manager ("**Issue**") represent approximately 0.29% of the total number of 1,109,468,088 Units in issue immediately after the Issue.

In accordance with the trust deed dated 14 November 2013 (the "**Trust Deed**") constituting Spring Real Estate Investment Trust ("**Spring REIT**"), the number of Units issued as mentioned above as payment of 80% of the Base Fee to the Manager, and the number of Units issued as mentioned above as payment of 80% of the Variable Fee to the Manager, shall be such number of Units as may be purchased for the relevant amount of the Base Fee and the Variable Fee at the price of HK\$3.608 per Unit (being the prevailing Market Price as defined in the Trust Deed), rounded down to the nearest whole number of Units.

The above Issue of Units to the Manager is provided for in the Trust Deed. Pursuant to a waiver granted by the Securities and Futures Commission ("SFC") such Issue does not require the approval of the holders of the Units in Spring REIT (the "Unitholders").

The Manager held 8,289,635 Units immediately before the Issue. Immediately after the Issue of the 3,178,453 Units, the Manager holds 11,468,088 Units, representing approximately 1.03% of the 1,109,468,088 Units in issue.

## **PAYMENT OF THE MANAGER'S BASE FEE AND VARIABLE FEE FOR THE PERIOD FROM 1 JULY 2014 TO 30 SEPTEMBER 2014**

Pursuant to the Trust Deed, Spring Asset Management Limited, manager of Spring REIT (the "Manager"), is entitled to receive, commencing on and from and including 5 December 2013, among others, the following fees:

- (i) a base fee (the "Base Fee"), which is defined in the Trust Deed as 0.4% per annum of the amount of the Deposited Property (as defined in the Trust Deed) calculated quarterly as of the close of business on the last Business Day of each calendar quarter, and allocated rateably for any partial periods and during the term of Spring REIT; and
- (ii) a variable fee (the "Variable Fee"), which is defined in the Trust Deed as 3.0% per annum of the Net Property Income (as defined in the Trust Deed) of Spring REIT (before deduction therefrom of the Base Fee and the Variable Fee). For the purpose of calculating the Variable Fee, the Net Property Income was computed based on the unaudited management accounts of Spring REIT for the period ended 30 September 2014, subject to adjustments (if any) pursuant to Clause 11.1.2.4 of the Trust Deed

Pursuant to the Trust Deed, the Manager may elect, annually on or before 15 January of each financial year, to receive the Base Fee and the Variable Fee in the form of cash and/or in the form of units of Spring REIT (the "Units") in respect of that financial year. Reference is made to the announcement issued by the Manager dated 15 January 2014 in relation to the Manager's election that the Base Fee and the Variable Fee for the year ending 31 December 2014 shall be paid to the Manager in the form of cash as to 20% and in the form of Units as to 80%.

The Board announces that the Manager has received on 30 October 2014: (a) payment of the Base Fee in the amount of HK\$10,692,258.25, of which HK\$8,553,806.60 was paid in the form of Units by way of 2,370,788 Units issued to the Manager on 30 October 2014, and HK\$2,138,451.65 was paid on 30 October 2014 in the form of cash; and (b) payment of the Variable Fee in the amount of HK\$3,642,570.28, of which HK\$2,914,056.22 was paid in the form of Units by way of 807,665 Units issued to the Manager on 30 October 2014, and HK\$728,514.06 was paid on 30 October 2014 in the form of cash. The fees were paid to the Manager for the period from 1 July 2014 to 30 September 2014. The aggregate 3,178,453 Units so issued to the Manager ("Issue") represent approximately 0.29% of the total number of 1,109,468,088 Units in issue immediately after the Issue.

In accordance with the Trust Deed, the number of Units issued to the Manager as mentioned above as payment of 80% of the Base Fee to the Manager, and the number of Units issued as mentioned above as payment of 80% of the Variable Fee to the Manager, shall be such number of Units as may be purchased for the relevant amount of the Base Fee and the

relevant amount of the Variable Fee at the price of HK\$3.608 per Unit (being the prevailing Market Price as defined in the Trust Deed), rounded down to the nearest whole number of Units.

The Market Price shall, according to the Trust Deed, be the price as determined by the Manager as being the average closing price of the Units in the ten (10) trading days immediately preceding the date on which the relevant Units are issued to the Manager. The number of Units under the Issue was determined on a basis which is consistent with the relevant provisions of the Trust Deed.

The payment of the Manager's fee is denominated in HKD. The exchange rate adopted by the Manager to calculate the payment of the Manager's fee for the period from 1 July 2014 to 30 September 2014 (which is denominated in USD) is the average mid-price for HKD/USD opening indicative counter exchange rate, as published by the Hong Kong Association of Banks, for the five (5) business days immediately preceding the date of this Announcement, and which such exchange rate the Manager deems appropriate in the circumstances, in accordance with the relevant provisions of the Trust Deed.

## **WAIVER OF REQUIREMENTS FOR UNITHOLDERS' APPROVAL AND VALUATION**

The Issue of 3,178,453 Units as payment of 80% of the Base Fee to the Manager and 80% of the Variable Fee to the Manager is in accordance with the terms of the Trust Deed and pursuant to a waiver granted by the SFC as disclosed in the offering circular for Spring REIT (the "**Offering Circular**") dated 25 November 2013, issued in connection with the initial public offering and listing of the Units (the "**Waiver**"). Accordingly, the Issue does not require the approval of the Unitholders and does not require a valuation of the real estate held under Spring REIT.

As disclosed in the Offering Circular, the Waiver was granted by the SFC subject to the following conditions:

- (i) the number of Units issued to the Manager as payment of all or part of the Manager's remuneration for each financial year of Spring REIT shall be counted as part of the 20% (or such lower percentage as permitted by the Code on Real Estate Investment Trusts (the "**REIT Code**") from time to time) of outstanding Units that the Manager may issue in each financial year without Unitholders' approval, pursuant to Paragraph 12.2 of the REIT Code;
- (ii) in respect of each financial year, the maximum number of Units that may be issued to the Manager as payment of all or part of the Manager's remuneration for that financial year shall, in the aggregate, be limited to such number of Units as represents 3% of the total number of Units outstanding as at the last day of the immediately preceding financial year plus the number of Units, if any, issued in that financial year for the purpose of financing any acquisition of real estate by Spring REIT;
- (iii) any issue of Units to the Manager as payment of all or part of the Manager's remuneration shall be made strictly in accordance with the requirements of the Trust Deed and the applicable rules; and
- (iv) in the event that any payment of all or part of the Manager's remuneration in the form of Units exceeds the relevant thresholds set out in Paragraph 12.2 of the REIT Code and condition (ii) (above), and Unitholders' approval is not obtained for the issue of

Units for such purpose, then payment of that excess part of the Manager's remuneration shall be made by Spring REIT to the Manager in cash.

Accordingly, the Issue will be counted as part of: (i) the 20% of outstanding Units that the Manager may issue in the financial year ending 31 December 2014 without requirement for the Unitholders' approval pursuant to Paragraph 12.2 of the REIT Code, and (ii) the maximum number of Units permitted to be issued to the Manager as payment of all or part of the Manager's remuneration for the financial year ending 31 December 2014, as per condition (ii) (above).

## **TOTAL NUMBER OF UNITS ISSUED TO THE MANAGER IN RESPECT OF THIS FINANCIAL YEAR**

The 10,303,101 Units comprising the Issue, being the total number of Units issued to the Manager so far as payment of the Manager's fees (Base Fee and Variable Fee) in respect of the financial year ending 31 December 2014, represents 0.94% of the Units outstanding as at 31 December 2013 (being the last day of the immediately preceding financial year), being less than 3.0% of the Units outstanding as at that date. For the period from 1 January 2014 to the date of this announcement, no Unit has been issued for the purpose of financing any acquisition of real estate by Spring REIT.

## **UNITHOLDING INTERESTS OF THE MANAGER**

The Manager held 8,289,635 Units immediately before the Issue. Immediately after the Issue of the 3,178,453 Units, the Manager holds 11,468,088 Units, representing approximately 1.03% of the 1,109,468,088 Units in issue.

## **GENERAL**

The announcement is made pursuant to paragraph 10.4(k) of the REIT Code.

By order of the Board  
**Spring Asset Management Limited**  
(as manager of Spring Real Estate Investment Trust)  
**Mr. Toshihiro Toyoshima**  
*Chairman of the Manager*

Hong Kong, 30 October 2014

*As of the date of this announcement, the Directors of the Manager are Toshihiro Toyoshima (Chairman and non-executive Director); Lau Jin Tin, Don (executive Director) and Nobumasa Saeki (executive Director); Hideya Ishino (non-executive Director); and Simon Murray, Tin Sek Tang and Liping Qiu (independent non-executive Directors).*