

Please use this form if you want the Hong Kong Public Offering Units to be issued in your name

如閣下欲以本身名義登記將獲發行的香港公開發售基金單位，請使用本表格

**Staple your
payment
here
請將股款
緊釘在此**

This Application Form uses the same terms as defined in the offering circular of Spring Real Estate Investment Trust (“Spring REIT”) dated November 25, 2013 (the “Offering Circular”). 本申請表格使用春泉產業信託（「春泉產業信託」）日期為二零一三年十一月二十五日的發售通函（「發售通函」）所界定的詞語。

Neither this Application Form nor the Offering Circular constitutes an offer to sell or the solicitation of an offer to buy any Hong Kong Public Offering Units in any jurisdiction other than Hong Kong. The Hong Kong Public Offering Units may not be offered or sold in the United States without registration or an exemption from registration under the U.S. Securities Act. 本申請表格及發售通函概不構成在香港以外的司法權區要約出售或游說要約購買香港公開發售基金單位。若無根據美國《證券法》登記或豁免登記，香港公開發售基金單位不得在美國提呈發售或出售。

This Application Form and the Offering Circular may not be forwarded or distributed or reproduced (in whole or in part) in any manner whatsoever in any jurisdiction where such forwarding, distribution or reproduction is not permitted under the law of that jurisdiction. 任何根據當地法例不得發送、派發或複製本申請表格及發售通函的司法權區內概不得發送、派發或複製（不論方式，也不論全部或部分）本申請表格及發售通函。

Hong Kong Exchanges and Clearing Limited, The Stock Exchange of Hong Kong Limited (the “Hong Kong Stock Exchange”), Hong Kong Securities Clearing Company Limited (“HKSCC”) and the Securities and Futures Commission of Hong Kong (the “SFC”) take no responsibility for the contents of these documents. 香港交易及結算所有限公司、香港聯合交易所有限公司（「香港聯交所」）、香港中央結算有限公司（「香港結算」）及香港證券及期貨事務監察委員會（「證監會」）對此等文件的內容概不負責。

SpringREIT

Spring Real Estate Investment Trust 春泉產業信託

Stock code : 01426

股份代號 : 01426

Maximum Offer Price : HK\$4.03 per Unit payable in full on application in Hong Kong dollars, plus brokerage of 1.0%, Hong Kong Stock Exchange trading fee of 0.005% and SFC transaction levy of 0.003% (payable in full on application in Hong Kong dollars and subject to refund)

最高發售價 : 每個基金單位4.03港元（須於申請時以港元繳足），另加1.0%經紀佣金、0.005%香港聯交所交易費及0.003%證監會交易徵費（須於申請時以港元繳足，多收款項將予退還）

You should read this Application Form in conjunction with the Offering Circular, which contains further information on the application procedures. 發售通函尚有關於申請程序的其他資料，本申請表格應與發售通函一併閱讀。

Application Form 申請表格

To: Spring Real Estate Investment Trust
Spring Asset Management Limited
DB Trustees (Hong Kong) Limited
Credit Suisse (Hong Kong) Limited
The Hong Kong Underwriters

致：春泉產業信託
春泉資產管理有限公司
德意志信託（香港）有限公司
瑞士信貸（香港）有限公司
香港包銷商

Applicants' declaration

I/We agree to the terms and conditions and application procedures in this Application Form and the Offering Circular. Please refer to the “Effect of completing and submitting this Application Form” section of this Application Form.

申請人聲明

本人／吾等同意本申請表格及發售通函的條款及條件以及申請程序。見本申請表格「填交本申請表格的效用」一節。

Warning: Only one application may be made for the benefit of any person. Please refer to the last four bullets of “Effect of completing and submitting this Application Form” section.

警告：任何人士只限作出一次為其利益而進行的認購申請。 請參閱「填交本申請表格的效用」一節最後四點。

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如閣下欲以本身名義登記將獲發行的香港公開發售基金單位，請使用本表格

Signed by (all) applicant(s) (all joint applicants must sign):
由(所有)申請人簽署(所有聯名申請人必須簽署):

Date: 日期: / /
D 日 M 月 Y 年

Number of Hong Kong Public Offering Units applied for (not more than 21,975,000 Units) 申請香港公開發售基金單位數目(不超過21,975,000個基金單位)

Total amount 總額

HK\$ 港元

Name in English 英文姓名/名稱

Family name or company name 姓氏或公司名稱

For Broker use 此欄供經紀填寫 Lodged by 遞交申請的經紀

Broker No. 經紀號碼

Broker's Chop 經紀印章

Check/banker's cashier order number 支票/銀行本票號碼

Name of bank on which check/Banker's cashier order is drawn (see "How to make your application" section) 兌現支票/銀行本票的銀行名稱(見「申請手續」一節)

Name in Chinese 中文姓名/名稱

Family name or company name 姓氏或公司名稱

Forename(s) 名字

Forename(s) 名字

Occupation in English 職業(以英文填寫)

Names of all other joint applicants in English (if any)
所有其他聯名申請人的英文姓名/名稱(如有)

1)

2)

3)

Hong Kong Identity Card No./Passport No./Hong Kong Business Registration No.* (Please delete as appropriate)
香港身份證號碼/護照號碼/香港商業登記號碼*(請刪除不適用者)

Hong Kong Identity Card No./Passport No./Hong Kong Business Registration No. of all other joint applicants* (Please delete as appropriate)
所有其他聯名申請人的香港身份證號碼/護照號碼/香港商業登記號碼*(請刪除不適用者)

1)

2)

3)

Hong Kong address in English and telephone no. (joint applicants should give the address and the telephone number of first-named applicant only) 香港地址(以英文填寫)及電話號碼(聯名申請人只須填寫排名首位申請人的地址及電話號碼)

Telephone No. 電話號碼

For Nominees: You will be treated as applying for your own benefit if you do not complete this section. Please provide an account number or identification code for each (joint) beneficial owner. 由代名人遞交: 代名人若不填寫本節, 是項認購申請將被視作為閣下利益提出。請填寫每名(聯名)實益擁有人的賬戶號碼或識別編碼。

ADDRESS LABEL 地址標貼 (Your name(s) and address in Hong Kong in BLOCK letters 請用英文正楷填寫姓名/名稱及香港地址)

For Internal use
此欄供內部使用

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如閣下欲以本身名義登記將獲發行的香港公開發售基金單位，請使用本表格

- * (1) An individual must provide his Hong Kong Identity Card number or, if he does not hold a Hong Kong Identity Card, his passport number. A body corporate must provide its Hong Kong Business Registration number. Each joint applicant must provide its or his relevant number. The Hong Kong Identity Card number(s)/passport number(s)/Hong Kong Business Registration number(s) will be transferred to a third party for checking the Application Form's validity. 個別人士須填寫其香港身份證號碼或(如非香港身份證持有人)護照號碼。法人團體須填寫其香港商業登記號碼。每名聯名申請人均須提供其相關號碼。該等香港身份證號碼／護照號碼／香港商業登記號碼將轉交第三方以核實申請表格的有效性。
- (2) Part of the Hong Kong Identity Card number/passport number of you or, for joint applicants, the first-named applicant may be printed on your refund check (if any). Your banker may require verification of your Hong Kong Identity Card number/passport number before you can cash your refund check. 日後如需退回申請股款，退款支票上或會印有閣下或(如屬聯名申請人)排名首位申請人的香港身份證號碼／護照號碼的一部分。銀行兌現退款支票前或會要求查證閣下的香港身份證號碼／護照號碼。
- (3) If an application is made by an unlisted company and:
- the principal business of that company is dealing in securities; and
 - you exercise statutory control over that company,
- then the application will be treated as being made for your benefit.
倘若申請人是一家非上市公司，而：
- 該公司主要從事證券買賣業務；及
 - 閣下對該公司可行使法定控制權，
- 是項申請將視為閣下的利益提出。

樣板

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此乃白頁 特意留空

Sample

How to make your application

- Use the table below to calculate how much you must pay. Your application must be for a minimum of 1,000 Hong Kong Public Offering Units and in one of the numbers set out in the table, or your application will be rejected.

NUMBER OF UNITS THAT MAY BE APPLIED FOR AND PAYMENTS

No. of Hong Kong Public Offering Units applied for	Amount payable on application HK\$	No. of Hong Kong Public Offering Units applied for	Amount payable on application HK\$	No. of Hong Kong Public Offering Units applied for	Amount payable on application HK\$	No. of Hong Kong Public Offering Units applied for	Amount payable on application HK\$
1,000	4,070.62	25,000	101,765.56	300,000	1,221,186.72	6,000,000	24,423,734.40
2,000	8,141.24	30,000	122,118.68	400,000	1,628,248.96	7,000,000	28,494,356.80
3,000	12,211.86	35,000	142,471.78	500,000	2,035,311.20	8,000,000	32,564,979.20
4,000	16,282.49	40,000	162,824.90	600,000	2,442,373.44	9,000,000	36,635,601.60
5,000	20,353.11	45,000	183,178.01	700,000	2,849,435.68	10,000,000	40,706,224.00
6,000	24,423.74	50,000	203,531.13	800,000	3,256,497.92	15,000,000	61,059,336.00
7,000	28,494.36	60,000	244,237.34	900,000	3,663,560.16	21,975,000 ⁽¹⁾	89,451,927.24
8,000	32,564.98	70,000	284,943.57	1,000,000	4,070,622.40		
9,000	36,635.60	80,000	325,649.79	2,000,000	8,141,244.80		
10,000	40,706.23	90,000	366,356.02	3,000,000	12,211,867.20		
15,000	61,059.33	100,000	407,062.24	4,000,000	16,282,489.60		
20,000	81,412.45	200,000	814,124.48	5,000,000	20,353,112.00		

- Complete the form in English and sign it. Only written signatures will be accepted (and not by way of personal chop).
- Staple your check or banker's cashier order to the form. Each application for the Hong Kong Public Offering Units must be accompanied by either one separate check or one separate banker's cashier order. Your application will be rejected if your check or banker's cashier order does not meet all the following requirements:

The check must:	Banker's cashier order must:
<ul style="list-style-type: none"> be in Hong Kong dollars; not be post-dated; be made payable to "Bank of China (Hong Kong) Nominees Limited — Spring REIT Public Offer"; be crossed "Account Payee Only"; 	<ul style="list-style-type: none"> be issued by a licensed bank in Hong Kong, and have your name certified on the back by a person authorized by the bank. The name on the banker's cashier order must correspond with your name. If it is a joint application, the name on the back of the banker's cashier order must be the same as the first-named applicant's name.
<ul style="list-style-type: none"> be drawn on your Hong Kong dollar bank account in Hong Kong; and show your account name, which must either be pre-printed on the check, or be endorsed on the back by a person authorized by the bank. This account name must correspond with your name. If it is a joint application, the account name must be the same as the first-named applicant's name. 	

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4. Tear off the Application Form, fold it once and lodge your completed Application Form (with check or banker's cashier order attached) in one of the collection boxes at any of the following branches of:

Bank of China (Hong Kong) Limited

	Branch Name	Address
Hong Kong Island	Bank of China Tower Branch	3/F, 1 Garden Road
	Sheung Wan Branch	252 Des Voeux Road Central
	Central District (Wing On House) Branch	71 Des Voeux Road Central
	United Centre Branch	Shop 1021, United Centre, 95 Queensway
	Lee Chung Street Branch	29-31 Lee Chung Street, Chai Wan
Kowloon	Yau Ma Tei Branch	471 Nathan Road, Yau Ma Tei
	Whampoa Garden Branch	Shop G8B, Site 1, Whampoa Garden, Hung Hom
New Territories	Yuen Long (Hang Fat Mansion) Branch	8-18 Castle Peak Road, Yuen Long
	Ma On Shan Plaza Branch	Shop 2103, Level 2, Ma On Shan Plaza, Sai Sha Road, Ma On Shan

Standard Chartered Bank (Hong Kong) Limited

	Branch Name	Address
Hong Kong Island	88 Des Voeux Road	88 Des Voeux Road, Central
	Yun Ping Road	G/F to 2/F, Fortune Centre, 44-48 Yun Ping Road, Causeway Bay
	Quarry Bay	G/F, Westlands Gardens, 1027 King's Road, Quarry Bay
Kowloon	Kwun Tong Hoi Yuen Road	G/F, Fook Cheong Building, No. 63 Hoi Yuen Road, Kwun Tong
	Mongkok	Shop B, G/F, 1/F & 2/F, 617-623 Nathan Road, Mongkok
	Mei Foo Manhattan	Shop Nos. 07 & 09, Ground Floor, Mei Foo Plaza, Mei Foo Sun Chuen
New Territories	New Town Plaza	Shop 215, 222 & 223, Phase 1, New Town Plaza, Shatin

5. Your Application Form can be lodged at these times:
- Monday, November 25, 2013 : 9:00 a.m. to 5:00 p.m.
Tuesday, November 26, 2013 : 9:00 a.m. to 5:00 p.m.
Wednesday, November 27, 2013 : 9:00 a.m. to 5:00 p.m.
Thursday, November 28, 2013 : 9:00 a.m. to 12:00 noon
6. The latest time for lodging your application is 12:00 noon on Thursday, November 28, 2013. The application lists will be open between 11:45 a.m. and 12:00 noon on that day, subject only to the weather conditions, as described in "Effect of Bad Weather on the Opening and Closing of the Application Lists" in the "How to Apply for Hong Kong Public Offering Units" section of the Offering Circular.

如閣下欲以本身名義登記將獲發行的香港公開發售基金單位，請使用本表格

申請手續

1. 使用下表計算閣下應付的款項。閣下申請認購的基金單位數目須至少為1,000個香港公開發售基金單位，並為下表所列的其中一個數目，否則恕不受理。

可供申請認購基金單位數目及應繳款項							
申請認購的 香港公開發售 基金單位數目	申請時 應繳款項 港元	申請認購的 香港公開發售 基金單位數目	申請時 應繳款項 港元	申請認購的 香港公開發售 基金單位數目	申請時 應繳款項 港元	申請認購的 香港公開發售 基金單位數目	申請時 應繳款項 港元
1,000	4,070.62	25,000	101,765.56	300,000	1,221,186.72	6,000,000	24,423,734.40
2,000	8,141.24	30,000	122,118.68	400,000	1,628,248.96	7,000,000	28,494,356.80
3,000	12,211.86	35,000	142,471.78	500,000	2,035,311.20	8,000,000	32,564,979.20
4,000	16,282.49	40,000	162,824.90	600,000	2,442,373.44	9,000,000	36,635,601.60
5,000	20,353.11	45,000	183,178.01	700,000	2,849,435.68	10,000,000	40,706,224.00
6,000	24,423.74	50,000	203,531.13	800,000	3,256,497.92	15,000,000	61,059,336.00
7,000	28,494.36	60,000	244,237.34	900,000	3,663,560.16	21,975,000 ⁽¹⁾	89,451,927.24
8,000	32,564.98	70,000	284,943.57	1,000,000	4,070,622.40		
9,000	36,635.60	80,000	325,649.79	2,000,000	8,141,244.80		
10,000	40,706.23	90,000	366,356.02	3,000,000	12,211,867.20		
15,000	61,059.33	100,000	407,062.24	4,000,000	16,282,489.60		
20,000	81,412.45	200,000	814,124.48	5,000,000	20,353,112.00		

2. 以英文填妥及簽署申請表格。只接納親筆簽名(不得以個人印章代替)。
3. 閣下須將支票或銀行本票釘於表格上。每份香港公開發售基金單位申請須附一張獨立開出支票或一張獨立開出銀行本票。支票或銀行本票必須符合以下所有規定，否則有關的認購申請不獲接納：

支票必須：	銀行本票必須：
<ul style="list-style-type: none"> • 為港元； • 不得為期票； • 註明抬頭人為「中國銀行(香港)代理人有限公司—春泉產業信託公開發售」； • 劃線註明「只准入抬頭人賬戶」； 	
<ul style="list-style-type: none"> • 從閣下在香港的港元銀行賬戶中開出；及 • 顯示閣下的賬戶名稱，而該賬戶名稱必須已預印在支票上，或由有關銀行授權的人士在支票背書。賬戶名稱必須與閣下姓名／名稱相同。如屬聯名申請，賬戶名稱必須與排名首位申請人的姓名／名稱相同。 	<ul style="list-style-type: none"> • 須由香港持牌銀行開出，並由有關銀行授權的人士在銀行本票背面簽署核證閣下姓名／名稱。銀行本票所示姓名／名稱須與閣下姓名／名稱相同。如屬聯名申請，銀行本票背面所示姓名／名稱必須與排名首位申請人的姓名／名稱相同。

如閣下欲以本身名義登記將獲發行的香港公開發售基金單位，請使用本表格

4. 請撕下申請表格，對摺一次，然後將填妥的申請表格(連同支票或銀行本票)投入下列任何一家分行特設的收集箱：

中國銀行(香港)有限公司

	分行名稱	地址
香港島	中銀大廈分行	花園道1號三樓
	上環分行	德輔道中252號
	中環永安集團大廈分行	德輔道中71號
	統一中心分行	金鐘道95號統一中心商場1021號
	利眾街分行	柴灣利眾街29-31號
九龍	油麻地分行	油麻地彌敦道471號
	黃埔花園分行	紅磡黃埔花園第一期商場G8B號
新界	元朗恒發樓分行	元朗青山公路8-18號
	馬鞍山廣場分行	馬鞍山西沙路馬鞍山廣場L2層2103號

渣打銀行(香港)有限公司

	分行名稱	地址
香港島	88德輔道中分行	中環德輔道中88號
	恩平道分行	銅鑼灣恩平道44-48號
	鰂魚涌分行	恩平中心地下、1樓及2樓 鰂魚涌英皇道1027號惠安苑地下
九龍	觀塘開源道分行	觀塘開源道63號福昌大廈地下
	旺角分行	旺角彌敦道617-623號
	美孚曼克頓分行	地下、一樓及二樓B舖 美孚新邨第4期美孚廣場地下 G07&G09號舖
新界	沙田新城市廣場分行	沙田新城市廣場一期二樓 215、222及223號舖

5. 閣下可於下列時間遞交申請表格：

二零一三年十一月二十五日(星期一)：上午九時正至下午五時正
二零一三年十一月二十六日(星期二)：上午九時正至下午五時正
二零一三年十一月二十七日(星期三)：上午九時正至下午五時正
二零一三年十一月二十八日(星期四)：上午九時正至中午十二時正

6. 截止遞交申請的時間為二零一三年十一月二十八日(星期四)中午十二時正。本公司將於當日上午十一時四十五分至中午十二時正期間登記認購申請，唯一會影響此時間的變化因素為當日的天氣情況(詳見發售通函「如何申請香港公開發售基金單位」一節「惡劣天氣對開始及截止辦理申請登記的影響」)。

Spring Real Estate Investment Trust GLOBAL OFFERING

Conditions of your application

A. Who can apply

1. You and any person(s) for whose benefit you are applying must be 18 years of age or older and must have a Hong Kong address.
2. If you are a firm, the application must be in the individual members' names.
3. The number of joint applicants may not exceed 4.
4. If you are a body corporate, the application must be signed by a duly authorized officer, who must state his representative capacity, and stamped with your corporation's chop.
5. You must be outside the United States (within the meaning of Regulation S) or be a person described in paragraph (h)(3) of Rule 902 of Regulation S and not be a legal or natural person of the PRC.

B. If you are a nominee

You, as a nominee, may make more than one application for the Hong Kong Public Offering Units by: (i) giving electronic instructions to HKSCC via Central Clearing and Settlement System ("CCASS") (if you are a CCASS Participant); or (ii) using a **WHITE** or **YELLOW** Application Form, and lodge more than one application in your own name on behalf of different beneficial owners.

C. Effect of completing and submitting this Application Form

By completing and submitting this Application Form, you (and if you are joint applicants, each of you jointly and severally) for yourself or as an agent or a nominee on behalf of each person for whom you act:

- undertake to execute all relevant documents and instruct and authorize the REIT Manager, the Trustee, RCA Fund and/or the Sole Global Coordinator (or their agents or nominees) to execute any documents for you and to do on your behalf all things necessary to register any Hong Kong Public Offering Units allocated to you in your name as required by the Trust Deed;
- agree to comply with the Trust Deed;
- confirm that you have read the terms and conditions and application procedures set out in the Offering Circular and in the Application Form and agree to be bound by them;
- confirm that you have received and read the Offering Circular and have only relied on the information and representations contained in the Offering Circular in making your application and will not rely on any other information or representations except those in any supplement to the Offering Circular;
- confirm that you are aware of the restrictions on the Global Offering set out in the Offering Circular;
- agree that none of the REIT Manager, the Trustee, RCA Fund, the Sole Global Coordinator, the Underwriters, their respective directors, officers, employees, partners, agents, advisers and any other parties involved in the Global Offering is or will be liable for any information and representations not in the Offering Circular (and any supplement to it);

- undertake and confirm that you or the person(s) for whose benefit you have made the application have not applied for or taken up, or indicated an interest for, and will not apply for or take up, or indicate an interest for, any Offer Units under the International Offering nor participated in the International Offering;
- agree to disclose to the REIT Manager, the Trustee, RCA Fund, the Hong Kong Unit Registrar, the receiving banks, the Sole Global Coordinator, the Underwriters and/or their respective advisers and agents any personal data which they may require about you and the person(s) for whose benefit you have made the application;
- if the laws of any place outside Hong Kong apply to your application, agree and warrant that you have complied with all such laws and none of the REIT Manager, the Trustee, RCA Fund, the Sole Global Coordinator and the Underwriters nor any of their respective officers or advisers will breach any laws outside Hong Kong as a result of the acceptance of your offer to purchase, or any action arising from your rights and obligations under the terms and conditions contained in the Offering Circular and the Application Form;
- agree that once your application has been accepted, you may not rescind it because of an innocent misrepresentation;
- agree that your application will be governed by the laws of Hong Kong;
- represent, warrant and undertake that (i) you understand that the Hong Kong Public Offering Units have not been and will not be registered under the U.S. Securities Act and (ii) you and any person for whose benefit you are applying for the Hong Kong Public Offering Units are outside the United States (within the meaning of Regulation S) or are a person described in paragraph (h)(3) of Rule 902 of Regulation S;
- warrant that the information you have provided is true and accurate;
- agree to accept the Hong Kong Public Offering Units applied for, or any lesser number allocated to you under the application;
- authorize (i) the REIT Manager and the Trustee to place your name(s) on Spring REIT's register of Unitholders as the holder(s) of any Hong Kong Public Offering Units allocated to you and such other registers as required under the Trust Deed and (ii) the REIT Manager and the Trustee and/or their respective agents to send any Unit certificate(s) and/or any e-Refund payment instructions and/or any refund check(s) to you or the first-named applicant for joint applications by ordinary post at your own risk to the address stated on the application, unless you have chosen to collect the Unit certificate(s) and/or refund check(s) in person;
- declare and represent that this is the only application made and the only application intended by you to be made to benefit you or the person for whose benefit you are applying;

Please use this form if you want the Hong Kong Public Offering Units to be issued in your name

- understand that the REIT Manager, the Trustee, RCA Fund and the Sole Global Coordinator will rely on your declarations and representations in deciding whether or not to allocate any of the Hong Kong Public Offering Units to you and that you may be prosecuted for making a false declaration;
- (if the application is made for your own benefit) warrant that no other application has been or will be made for your benefit on a **WHITE** or **YELLOW** Application Form or by giving electronic application instructions to HKSCC or through the White Form eIPO Service by you or by any one as your agent or by any other person; and
- (if you are making the application as an agent for the benefit of another person) warrant that: (i) no other application has been or will be made by you as agent for or for the benefit of that person or by that person or by any other person as agent for that person on a **WHITE** or **YELLOW** Application Form or by giving electronic application instructions to HKSCC; and (ii) you have due authority to sign the Application Form or give electronic application instructions on behalf of that other person as their agent.

D. Power of attorney

If your application is made through an authorized attorney, the REIT Manager, the Trustee, RCA Fund and the Sole Global Coordinator may accept or reject your application at their discretion, and on any conditions they think fit, including requiring evidence of the attorney's authority.

Determination of Offer Price and Allocation of Hong Kong Public Offering Units

The Offer Price is expected to be fixed on or around Friday, November 29, 2013. Applicants are required to pay the Maximum Offer Price of HK\$4.03 for each Hong Kong Public Offering Unit together with 1.0% brokerage, 0.003% SFC transaction levy and 0.005% Hong Kong Stock Exchange trading fee. If the Offer Price is not agreed between the REIT Manager, RCA Fund and the Sole Global Coordinator (on behalf of the Underwriters) on or before Tuesday, December 3, 2013, the Global Offering will not proceed.

Applications for Hong Kong Public Offering Units will not be processed and no allocation of any Hong Kong Public Offering Units will be made until the application lists close.

The REIT Manager expects to announce the final Offer Price, the indications of interest in the International Offering, the level of applications in the Hong Kong Public Offer and the basis of allocations of the Hong Kong Public Offering Units on Wednesday, December 4, 2013 in the South China Morning Post (in English), the Hong Kong Economic Times (in Chinese) and on the website of Spring REIT at www.springreit.com and the website of the Hong Kong Stock Exchange at www.hkexnews.hk. The results of allocations and the Hong Kong Identity Card/passport/Hong Kong Business Registration numbers of successful applicants under the Hong Kong Public Offering will be available on the above websites.

If your application for Hong Kong Public Offering Units is successful (in whole or in part)

If you apply for 1,000,000 or more Hong Kong Public Offering Units, you may collect your refund check and/or Unit certificate(s) in person from: the Hong Kong Unit Registrar at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong on Wednesday, December 4,

2013 or such other date as notified by the REIT Manager in the newspapers.

If you are an individual who is eligible for personal collection, you must not authorize any other person to collect for you. If you are a corporate applicant which is eligible for personal collection, your authorized representative must provide a letter of authorization from your corporation stamped with your corporation's chop. Both individuals and authorized representatives must produce, at the time of collection, evidence of identity acceptable to the Hong Kong Unit Registrar.

If you do not personally collect your refund check and/or Unit certificate(s) within the time period specified for collection, they will be dispatched promptly to you at the address as specified on this Application Form by ordinary post and at your own risk.

If you apply for less than 1,000,000 Hong Kong Public Offering Units, your refund check and/or Unit certificate(s) will be sent to the address on the relevant Application Form on Wednesday, December 4, 2013, by ordinary post and at your own risk.

Refund of your money

If you do not receive any Hong Kong Public Offering Units or if your application is accepted only in part, the REIT Manager will refund to you your application monies (including the related 1.0% brokerage, 0.003% SFC transaction levy and 0.005% Hong Kong Stock Exchange trading fee) without interest. If the offer price is less than the Maximum Offer Price, the REIT Manager will refund to you the surplus application monies (including the related 1% brokerage, 0.003% SFC transaction levy and 0.005% Hong Kong Stock Exchange trading fee) without interest.

The refund procedures are stated in "Dispatch/Collection of Unit certificates/e-Refund payment instructions/refund checks" in the "How to Apply for Hong Kong Public Offering Units" section of the Offering Circular.

Application by HKSCC Nominees Limited ("HKSCC Nominees")

Where this Application Form is signed by HKSCC Nominees on behalf of persons who have given electronic application instructions to apply for the Hong Kong Public Offering Units, the provisions of this Application Form which are inconsistent with those set out in the Offering Circular shall not apply and provisions in the Offering Circular shall prevail.

Without limiting the generality of this paragraph, the following sections of this Application Form are inapplicable where this form is signed by HKSCC Nominees:

- "Applicants' declaration" on the first page;
- "Warning" on the first page
- "If you are a nominee";
- All representations and warranties under the "Effect of completing and submitting this Application Form" section, except the first one regarding registration of Hong Kong Public Offering Units in the applicant's name and the signing of documents to enable the applicant to be registered as the holder of the Hong Kong Public Offering Units;
- "If your application for Hong Kong Public Offering Units is successful (in whole or in part)"; and
- "Refund of your money".

The following sections in the "How to Apply for Hong Kong Public Offering Unit" section of the Offering Circular are inapplicable where this form is signed by HKSCC Nominees:

- "How many applications can you make"; and
- "Circumstances in which you will not be allocated offer Units".

春泉產業信託

全球發售

申請條件

甲. 可提出申請的人士

- 閣下及閣下為其利益提出申請的人士必須年滿18歲並有香港地址。
- 如閣下為商號，申請須以個別成員名義提出。
- 聯名申請人不得超過四名。
- 如閣下為法人團體，申請須經獲正式授權人員簽署，並註明其所屬代表身份及蓋上公司印鑑。
- 閣下必須身處美國境外(定義見S規例)或屬S規例第902條第(h)(3)段所述的人士，亦非中國法人或自然人。

乙. 如閣下為代名人

閣下作為代名人可提交超過一份香港公開發售基金單位申請，方法是：(i)透過中央結算及交收系統(「中央結算系統」)向香港結算發出電子認購指示(如閣下為中央結算系統參與者)；或(ii)使用白色或黃色申請表格，以自身名義代表不同的實益擁有人提交超過一份申請。

丙. 填交本申請表格的效用

閣下填妥並遞交本申請表格，即表示閣下(如屬聯名申請人，即各人共同及個別)代表閣下本身，或作為閣下代其行事的每位人士的代理或代名人：

- 承諾促使所有相關文件生效，並指示及授權REIT管理人、受託人、RCA Fund及／或獨家全球協調人(或彼等的代理或代名人)，代表閣下促使任何文件生效，並為按照信託契約的規定將閣下獲分配的任何香港公開發售基金單位以閣下名義登記；
- 同意遵守信託契約；
- 確認閣下已細閱發售通函及本申請表格所載的條款及條件以及申請程序，並同意受其約束；
- 確認閣下已接獲及細閱發售通函，提出申請時也僅依據發售通函載列的資料及陳述，而除發售通函任何補充文件外，不會依賴任何其他資料或陳述；
- 確認閣下知悉發售通函內所載有關全球發售的限制；
- 同意REIT管理人、受託人、RCA Fund、獨家全球協調人、包銷商、彼等各自的董事、高級職員、僱員、合夥人、代理、顧問及參與全球發售的任何其他人士現時及日後均毋須對並非載於發售通函(及其任何補充文件)的任何資料及陳述負責；

- 承諾及確認閣下或閣下為其利益提出申請的人士並無申請或接納或表示有意認購(亦不會申請或接納或表示有意認購)國際發售的任何發售基金單位，也沒有參與國際發售；
- 同意在REIT管理人、受託人、RCA Fund、香港基金單位登記處、收款銀行、獨家全球協調人、包銷商及／或彼等各自的顧問及代理提出要求時，向彼等披露其所要求提供有關閣下及閣下為其利益提出申請的人士的個人資料；
- 若如香港境外任何地方的法例適用於閣下的申請，則同意及保證閣下已遵守所有有關法例，且REIT管理人、受託人、RCA Fund、獨家全球協調人及包銷商和彼等各自的高級職員或顧問概不會因接納閣下的購買要約，或閣下在發售通函及本申請表格所載的條款及條件項下的權利及責任所引致的任何行動，而違反香港境外的任何法例；
- 同意閣下的申請一經接納，即不得因無意的失實陳述而撤銷；
- 同意閣下的申請受香港法例規管；
- 聲明、保證及承諾：(i)閣下明白香港公開發售基金單位不曾亦不會根據美國《證券法》登記；及(ii)閣下及閣下為其利益申請香港公開發售基金單位的人士均身處美國境外(定義見S規例)，或屬S規例第902條第(h)(3)段所述的人士；
- 保證閣下提供的資料真實及準確；
- 同意接納所申請數目或根據申請分配予閣下但數目較少的香港公開發售基金單位；
- 授權(i)REIT管理人及受託人將閣下的姓名／名稱列入春泉產業信託基金單位持有人名冊，作為閣下獲分配的任何香港公開發售基金單位持有人及信託契約規定的該等其他名冊，並(ii)授權REIT管理人及受託人及／或彼等各自的代理以普通郵遞方式按申請所示地址向閣下或聯名申請的首名申請人發送任何基金單位證書及／或電子退款指示及／或退款支票，郵誤風險由閣下承擔，除非閣下已選擇親身領取基金單位證書及／或退款支票；
- 聲明及表示此乃本人／吾等為本身或本人／吾等為其利益提出申請的人士提出及擬提出的唯一申請；

如閣下欲以本身名義登記將獲發行的香港公開發售基金單位，請使用本表格

- 明白REIT管理人、受託人、RCA Fund及獨家全球協調人將依據閣下的聲明及陳述而決定是否向閣下分配任何香港公開發售基金單位，閣下如作出虛假聲明，可能會被檢控；
- (如本申請為閣下本身的利益提出)保證閣下或作為閣下代理的任何人士或任何其他人士不曾亦不會為閣下的利益以白色或黃色申請表格或向香港結算或透過白表eIPO服務發出電子認購指示而提出其他申請；及
- (如閣下作為代理為另一人士的利益提出申請)保證：(i) 閣下(作為代理或為該人士利益)或該人士或任何其他作為該人士代理的人士不曾亦不會以白色或黃色申請表格或向香港結算發出電子認購指示而提出其他申請；及(ii) 閣下獲正式授權作為該人士的代理代為簽署申請表格或發出電子認購指示。

丁. 授權書

如閣下透過授權人士提出申請，REIT管理人、受託人、RCA Fund及獨家全球協調人可按其認為合適的條件(包括要求出示獲授權證明)酌情接納或拒絕閣下的申請。

釐定發售價及香港公開發售基金單位的分配

預期發售價將於二零一三年十一月二十九日(星期五)或前後釐定。申請人須繳付每個香港公開發售基金單位4.03港元的最高發售價，另加1.0%經紀佣金、0.003%證監會交易徵費及0.005%香港聯交所交易費。倘若REIT管理人、RCA Fund與獨家全球協調人(代表包銷商)並無於二零一三年十二月三日(星期二)或之前協定發售價，全球發售將不會進行。截止登記認購申請前，概不處理香港公開發售基金單位的申請或分配任何香港公開發售基金單位。

REIT管理人預期於二零一三年十二月四日(星期三)在南華早報(英文)、香港經濟日報(中文)並於春泉產業信託網站www.springreit.com及香港聯交所網站www.hkexnews.hk公佈最終發售價、國際發售踴躍程度、香港公開發售認購水平及香港公開發售分配基準。香港公開發售的分配結果以及成功申請人的香港身份證/護照/香港商業登記號碼(如適用)亦同於上述網站公佈。

如閣下成功申請認購香港公開發售基金單位(全部或部分)

如閣下申請認購1,000,000個或以上香港公開發售基金單位，閣下可於二零一三年十二月四日(星期三)或REIT管理人在報章上公佈的其他日期，親身前往香港基金單位登記處(地址為香港灣仔皇后大道東183號合和中心17樓1712至1716室)領取閣下的退款支票及/或基金單位證書。

如閣下為個人申請人並合資格親身領取，閣下不得授權任何其他人士代領。如閣下為公司申請人並合資格派人領取，閣下的授權代表須提供蓋上公司印鑑的授權書領取。個人申請人及授權代表領取基金單位證書時均須出示香港基金單位登記處接納的身份證明文件。如閣下並無在指定領取時間內親身領取退款支票及/或基金單位證書，有關退款支票及/或基金單位證書將會立刻以普通郵遞方式寄往本申請表格所示地址，郵誤風險由閣下承擔。如閣下申請認購1,000,000個以下香港公開發售基金單位，閣下的退款支票及/或基金單位證書將於二零一三年十二月四日(星期三)以普通郵遞方式寄往本申請表格所示地址，郵誤風險由閣下承擔。

退回款項

若閣下未獲分配任何香港公開發售基金單位或申請僅部分獲接納，REIT管理人將不計利息退回閣下的申請款項(包括相關的1.0%經紀佣金、0.003%證監會交易徵費及0.005%香港聯交所交易費)。如發售價低於最高發售價，REIT管理人將不計利息退回多收申請款項(包括相關的1%經紀佣金、0.003%證監會交易徵費及0.005%香港聯交所交易費)。

有關退款程序載於發售通函「如何申請香港公開發售基金單位」一節「發送/領取基金單位證書/電子退款指示/退款支票」。

香港中央結算(代理人)有限公司(「香港結算代理人」)提出的申請

如本申請表格由香港結算代理人代表發出電子認購指示申請香港公開發售基金單位的人士簽署，本申請表格與發售通函不符的條文將不適用，且以發售通函所述者為準。

在不限此段一般應用的前提下，本申請表格的以下部分在香港結算代理人作簽署人的情況下並不適用：

- 第一頁的「申請人聲明」；
- 第一頁的「警告」；
- 「如閣下為代名人」；
- 「填交本申請表格的效用」一節項下的所有陳述及保證，惟首項有關以申請人名義登記香港公開發售基金單位及簽署使申請人登記成為香港公開發售基金單位持有人的文件除外；
- 「如閣下成功申請認購香港公開發售基金單位(全部或部分)」；及
- 「退回款項」。

發售通函「如何申請香港公開發售基金單位」一節的以下部分在香港結算代理人作簽署人的情況下並不適用：

- 「閣下可提交的申請數目」；及
- 「閣下不獲分配發售基金單位的情況」。

Personal Data

Personal Information Collection Statement

This Personal Information Collection Statement informs the applicant for, and holder of, Hong Kong Public Offering Units, of the policies and practices of the REIT Manager, the Trustee and the Hong Kong Unit Registrar in relation to personal data and the Personal Data (Privacy) Ordinance (Chapter 486 of the Laws of Hong Kong) (the "Ordinance").

1. Reasons for the collection of your personal data

It is necessary for applicants and registered holders of Units to supply correct personal data to the REIT Manager, the Trustee or their agents and the Hong Kong Unit Registrar when applying for Units or transferring Units into or out of their names or in procuring the services of the Hong Kong Unit Registrar.

Failure to supply the requested data may result in your application for Units being rejected, or in delay or the inability of the REIT Manager, the Trustee or the Hong Kong Unit Registrar to effect transfers or otherwise render their services. It may also prevent or delay registration or transfers of the Hong Kong Public Offering Units which you have successfully applied for and/or the dispatch of Unit certificate(s) and/or refund check(s) to which you are entitled.

It is important that Unitholders inform the REIT Manager, the Trustee and the Hong Kong Unit Registrar immediately of any inaccuracies in the personal data supplied.

2. Purposes

The personal data of the Unitholders may be held and processed for the following purposes:

- processing your application and refund check, where applicable, verification of compliance with the terms and application procedures set out in this Application Form and the Offering Circular and announcing results of allocation of the Hong Kong Public Offering Units;
- compliance with applicable laws and regulations in Hong Kong and elsewhere;
- registering new issues or transfers into or out of the names of Unitholders including, where applicable, HKSCC Nominees;
- maintaining or updating the register of Unitholders of Spring REIT;
- verifying Unitholders' identities;
- establishing benefit entitlements of Unitholders of Spring REIT, such as dividends, rights issues and bonus issues;
- distributing communications from the REIT Manager;
- compiling statistical information and Unitholders profiles;
- disclosing relevant information to facilitate claims on entitlements; and
- any other incidental or associated purposes relating to the above and/or to enable the REIT Manager, the Trustee and the Hong Kong Unit Registrar to discharge their obligations to Unitholders and/or regulators and/or any other purposes to which the Unitholders may from time to time agree.

3. Transfer of personal data

Personal data held by the REIT Manager, the Trustee and the Hong Kong Unit Registrar relating to the Unitholders will be kept confidential but the REIT Manager, the Trustee and the Hong Kong Unit Registrar may, to the extent necessary for achieving any of the above purposes, disclose or transfer (whether within or outside Hong Kong) the personal data to any of the following:

- the REIT Manager's appointed agents such as financial advisers, receiving bankers and overseas principal Unit registrar;
- where applicants for Units request a deposit into CCASS, HKSCC or HKSCC Nominees, who will use the personal data for the purposes of operating CCASS;
- any agents, contractors or third-party service providers who offer administrative, telecommunications, computer, payment or other services to the REIT Manager, the Trustee or the Hong Kong Unit Registrar in connection with their respective business operation;
- the Hong Kong Stock Exchange, the SFC and any other statutory regulatory or governmental bodies or otherwise as required by laws, rules or regulations; and
- any persons or institutions with which the Unitholders have or propose to have dealings, such as their bankers, solicitors, accountants or stockbrokers etc.

4. Access to and correction of personal data

Unitholders have the right to ascertain whether the REIT Manager, the Trustee or the Hong Kong Unit Registrar holds their personal data, to obtain a copy of that data, and to correct any data that is inaccurate. The REIT Manager, the Trustee and the Hong Kong Unit Registrar have the right to charge a reasonable fee for the processing of such requests.

All requests for access to data or correction of data should be addressed to us, at our registered address disclosed in the "Corporate Information" section of the Offering Circular or as notified from time to time, for the attention of the compliance officer of the REIT Manager, the compliance officer of the Trustee or the privacy compliance officer of the Hong Kong Unit Registrar.

By signing an Application Form or by giving electronic application instructions to HKSCC, you agree to all of the above.

個人資料

個人資料收集聲明

此項個人資料收集聲明是向香港公開發售基金單位的申請人和持有人說明有關REIT管理人、受託人及香港基金單位登記處有關個人資料和香港法例第486章《個人資料(私隱)條例》(「《條例》」)方面的政策和慣例。

1. 收集閣下個人資料的原因

基金單位申請人及登記持有人以本身名義申請基金單位或轉讓或受讓基金單位時或尋求香港基金單位登記處的服務時，必須向REIT管理人、受託人或彼等的代理人及香港基金單位登記處提供準確個人資料。

未能提供所要求的資料可能導致閣下申請基金單位被拒或延遲，或REIT管理人、受託人或香港基金單位登記處無法落實轉讓或提供服務。此舉也可能妨礙或延遲登記或轉讓閣下成功申請的香港公開發售基金單位及／或寄發閣下應得的基金單位證書及／或退款支票。

基金單位持有人所提供的個人資料如有任何錯誤，須立即通知REIT管理人、受託人及香港基金單位登記處。

2. 目的

基金單位持有人的個人資料可作以下目的持有及處理：

- 處理閣下的申請及退款支票(如適用)、核實是否符合本申請表格及發售通函載列的條款和申請程序以及公佈香港公開發售基金單位的分配結果；
- 遵守香港及其他地區的適用法律及法規；
- 以基金單位持有人(包括香港結算代理人(如適用))的名義登記新發行證券或轉讓或受讓證券；
- 存置或更新春泉產業信託基金單位持有人的名冊；
- 核實基金單位持有人的身份；
- 確定春泉產業信託基金單位持有人的受益權利，例如股息、供股和紅股等；
- 分發REIT管理人的通訊；
- 編製統計數據和基金單位持有人資料；
- 披露有關資料以便就權益索償；及
- 與上述有關的任何其他附帶或相關目的及／或使REIT管理人、受託人及香港基金單位登記處能履行對基金單位持有人及／或監管機構承擔的責任及／或基金單位持有人不時同意的任何其他目的。

3. 轉交個人資料

REIT管理人、受託人及香港基金單位登記處所持有關基金單位持有人的個人資料將會保密，但REIT管理人、受託人及香港基金單位登記處可以在為達到上述任何目的之必要情況下，向下列任何人士披露或轉交(無論在香港境內或境外)有關個人資料：

- REIT管理人委任的代理人，例如財務顧問、收款銀行和主要海外基金單位過戶登記處；
- (如基金單位申請人要求將基金單位存於中央結算系統)香港結算或香港結算代理人；彼等將會就中央結算系統的運作使用有關個人資料；
- 向REIT管理人、受託人或香港基金單位登記處提供與其各自業務營運有關的行政、電訊、電腦、付款或其他服務的任何代理人、承包商或第三方服務供應商；
- 香港聯交所、證監會及任何其他法定監管機關或政府部門或遵照其他法例、規則或法規；及
- 基金單位持有人與其進行或擬進行交易的任何人士或機構，例如彼等的銀行、律師、會計師或股票經紀等。

4. 查閱和更正個人資料

基金單位持有人有權確定REIT管理人、受託人或香港基金單位登記處是否持有其個人資料，並有權索取有關該資料的副本並更正任何不準確資料。REIT管理人、受託人和香港基金單位登記處有權就處理任何查閱資料的要求收取合理費用。

所有查閱資料或更正資料的要求應按發售通函「公司資料」一節所披露或不時通知的本公司註冊地址送交REIT管理人的合規主任，向受託人的合規主任或香港基金單位登記處的個人資料私隱事務主任提出。

閣下簽署申請表格或向香港結算發出電子認購指示，即表示同意上述各項。