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Spring Real Estate Investment Trust **春泉產業信託**

*(A Hong Kong collective investment scheme authorised 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

SUPPLEMENTAL ANNOUNCEMENT

CONNECTED TRANSACTION INVOLVING OFF-MARKET UNIT BUY-BACK

References are made to the announcement of Spring Real Estate Investment Trust (“**Spring REIT**”) dated 25 May 2023 and the circular of Spring REIT dated 27 May 2023 (the “**Circular**”) in relation to the connected transaction involving off-market unit buy-back by Spring REIT. Unless otherwise specified, capitalised terms used herein shall have the same meanings as those defined in the Circular.

As disclosed in the section headed “Letter from the Board - X. Further Information and Announcements” of the Circular, this announcement is made to provide further details on:

- (i) if any, holdings or dealings of the DBS Group (except in respect of Units held by exempt principal traders or exempt fund managers for the purposes of the Takeovers Code); and
- (ii) where known after reasonable inquiry, the voting intention at the EGM of Unitholders holding 10% or more of the voting rights of Spring REIT, and if such intentions cannot be determined after reasonable inquiry, a statement to such effect.

As at the Latest Practicable Date (being 25 May 2023), members of the DBS Group (except in respect of Units held by exempt principal traders or exempt fund managers for the purposes of the Takeovers Code) did not hold any Units.

During the Relevant Period, members of the DBS Group (except in respect of Units held by exempt principal traders or exempt fund managers for the purposes of the Takeovers Code) did not deal for value in any Units, convertible securities, warrants, options or derivatives of Spring REIT.

After making reasonable inquiries, the Manager understands that it is the intention of Mercuria Holdings to vote in favour of the special resolution approving the Unit Buy-back and the Buy-back Agreement at the EGM in respect of 380,944,372 Units held by it.

With respect to the voting intentions of the other substantial Unitholders, being Huamao Property Holdings Ltd. and Sino-Ocean Group Holding Limited, the Manager understands that they are still considering the proposed special resolution, and accordingly, their voting intention on the same cannot be determined as at the date of this announcement.

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

Hong Kong, 30 May 2023

As at the date of this announcement, the directors of the Manager are Toshihiro Toyoshima (Chairman and non-executive director); Leung Kwok Hoe, Kevin (executive director and Chief Executive Officer) and Chung Wai Fai, Michael (executive director and Chief Financial Officer); Hideya Ishino (non-executive director); and Simon Murray, Qiu Liping and Lam Yiu Kin (independent non-executive directors).

All the Directors jointly and severally accept full responsibility for the accuracy of the information contained in this announcement and confirm, having made all reasonable inquiries, that to the best of their knowledge, opinions expressed in this announcement have been arrived at after due and careful consideration and there are no other facts not contained in this announcement, the omission of which would make any statement in this announcement misleading.