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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

CLARIFICATION ANNOUNCEMENT IN RELATION TO POST-COMPLETION ADJUSTMENT AND FINAL CONSIDERATION FOR THE DISPOSAL OF 83 COMMERCIAL PROPERTIES IN THE UNITED KINGDOM

Reference is made to the announcement of Spring Real Estate Investment Trust (“**Spring REIT**”) dated 8 August 2025 (the “**Previous Announcement**”) in relation to the post-completion adjustment and final consideration of the Disposal. Unless otherwise defined herein, capitalised terms used in this announcement shall have the same meanings as given to them in the Previous Announcement.

The Manager noted and would like to clarify that there were inadvertently clerical errors in the Previous Announcement which should be read as follows (with amendments **bold** and **underlined**):

“FINAL COMPLETION STATEMENT AND FINAL COMPLETION NAV

The Manager wishes to announce that the Final Completion Statement has been agreed between the Seller and the Buyer in accordance with the procedures in the Sale and Purchase Agreement.

As stated on the Final Completion Statement, the Final Completion NAV is **£4,787,925.81**, which is greater than the Estimated Completion NAV (being **£4,782,510.81**). Accordingly, pursuant to the Sale and Purchase Agreement, the Buyer shall, within 15 days of the agreement of the Final Completion Statement, pay to the Seller the amount equal to the difference between the Final Completion NAV and the Estimated Completion NAV, being £5,415.01 (the “**Post-Completion Adjustment**”). The Manager expects the Seller will receive the full amount of the Post-Completion from the Buyer by **20** August 2025.

FINAL CONSIDERATION

The final Consideration for the Disposal, being the sum of the Share Consideration, the Loan Consideration and the Post-Completion Adjustment, is £25,391,333.86. A breakdown of the final Consideration is set out below:

Share Consideration	Loan Consideration	Post-Completion Adjustment	Final Consideration
<u>£5,972,087.56</u>	£19,413,831.29	<u>£5,415.01</u>	£25,391,333.86

This announcement is made pursuant to paragraph 10.3 of the REIT Code.”

Save as disclosed above, all other information and contents stated in the Previous Announcement shall remain unchanged.

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, 8 August 2025

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

The Manager and 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.