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: 1426)

Managed by
Spring Asset Management Limited

NOTIFICATION LETTER

23 April 2026

Dear Unitholders,

Spring Real Estate Investment Trust ("Spring REIT")
- **Notice of Publication of (i) 2025 Annual Report; (ii) Circular to Unitholders dated 23 April 2026 in relation to: (1) Proposed Grant of General Mandate to Buy Back Units; (2) Continual Service of Independent Non-Executive Director(s); and (3) Notice of Annual General Meeting and Closure of Register of Unitholders; (iii) Notice of Annual General Meeting and (iv) the Proxy Form ("Current Corporate Communication")**

Please be advised that the English and Chinese versions of Current Corporate Communication of Spring REIT have been published and are available on the websites of Spring REIT at www.springreit.com and The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") at www.hkexnews.hk.

For new unitholders and/or unitholders having elected to receive printed version(s) of the Corporate Communications (Note), please find the enclosed copy(ies) of the Current Corporate Communication for your attention.

For unitholders elected (or being deemed to have consented) to receive the corporate communications by electronic means, you may access the Current Corporate Communication under the section of "Investor Relations" on Spring REIT's website or the Stock Exchange's website. If you have difficulty in gaining access to the Current Corporate Communication on Spring REIT's website, Spring REIT will, promptly upon your request in writing or complete Part A of the change request form enclosed, send printed version of the Current Corporate Communication to you free of charge. The aforesaid request should be sent to Spring REIT's unit registrar, Tricor Investor Services Limited (the "**Registrar**") at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong by using the postage-prepaid mailing label provided (You may use the mailing label at the bottom of the change request form and you need not affix any stamp if posted within Hong Kong. Otherwise, please affix an appropriate stamp) or by email at springreit1426-ecom@vistra.com.

You may change your choice or means of receipt of future Corporate Communications at any time, free of charge by completing Part B of the change request form enclosed and returning the completed change request form to the Registrar by using the postage-prepaid mailing label provided (You may use the mailing label at the bottom of the change request form and you need not affix any stamp if posted within Hong Kong. Otherwise, please affix an appropriate stamp) or by email at springreit1426-ecom@vistra.com.

If you have any queries, please contact the customer services hotline of Spring REIT's Registrar at (852) 2980 1333 from 9:00 a.m. and 5:00 p.m. (Monday to Friday, excluding Hong Kong public holidays) or send your query by email to springreit1426-ecom@vistra.com.

Yours faithfully,
For and on behalf of
Spring Asset Management Limited
(as manager of Spring Real Estate Investment Trust)
Mr. Toshihiro Toyoshima
Chairman of the Manager

Note: Corporate Communication(s) refer to any document issued or to be issued by Spring REIT for information or action of unitholders of Spring REIT, including but not limited to annual report, interim report, notice of meeting, listing document, circular and proxy form.