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 Non-Registered Unitholders (Note 1),

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")**

We hereby notify you that the English and Chinese versions of Current Corporate Communication of Spring REIT 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 (the "**Website Version**").

You may access the Current Corporate Communication under the section of "Investor Relations" on Spring REIT's website or the Stock Exchange's website for viewing.

If you have difficulty in receiving email notification or gaining access to the Website Version of the Current Corporate Communication and wish to receive a printed copy of the Current Corporate Communication, you can complete the enclosed request form and return it to the Spring REIT's unit registrar, Tricor Investor Services Limited (the "**Registrar**") by post using the mailing label provided (you need not affix any stamp if posted within Hong Kong. Otherwise, please affix an appropriate stamp). The printed copy of the Current Corporate Communication will be sent to you free of charge upon receipt of your request.

Please note that by completing and returning the request form to request for the printed copy of the Current Corporate Communication, you will expressly indicate that you prefer to receive all future Corporate Communications (Note 2) of Spring REIT in printed form.

If you wish to receive the email notification of the publication of Corporate Communications of Spring REIT, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your units are held (collectively, the "**Intermediaries**") and provide your functional email address(es) to the Intermediaries. Please contact your Intermediary for the detailed procedure. If Spring REIT does not receive your functional email address from the Intermediaries, until such time that the functional email address is provided to the Intermediaries, you will be unable to receive any notifications of publication of Corporate Communications by email; you need to proactively check Spring REIT's website and the Stock Exchange's website to keep up with the publication of Corporate Communications and Spring REIT will only send the notification of publication of Corporate Communications in printed form in the future.

Should you have any queries relating to this notification, please contact the customer service hotline of Spring REIT's Registrar at (852) 2980 1333 from 9:00 a.m. to 5:00 p.m. (Monday to Friday, excluding Hong Kong public holidays).

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

Encl.

Notes: (1) This letter is addressed to Non-registered unitholders ("Non-registered unitholder" means such person or company whose units of Spring REIT are held in the Central Clearing and Settlement System and who has notified Spring REIT from time to time through Hong Kong Securities Clearing Company Limited to receive Corporate Communications). If you have sold or transferred all your units of Spring REIT, please disregard this letter and the Request Form enclosed.

(2) 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.