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FOR REFERENCE ONLY

Subject : Display of Previous Closing Price of Spring Real Estate Investment Trust (stock code 1426) on AMS/3 for its Final Distribution of HK\$0.10 per unit (subject to adjustment) on Ex-Distribution Date, 12 April 2017

Enquiry Tel : Mr. Eric Lam (Tel: 2840 3087) or Ms. Cynthia Chiu (Tel: 2840 3076)

Reference is made to the 2016 final results announcement of 22 March 2017 issued by the manager of Spring Real Estate Investment Trust ("Spring REIT"). Spring REIT's units (stock code: 1426) will be marked "ex-distribution" on 12 April 2017, the Ex-Distribution Date.

Given that the actual amount of the final distribution per unit will not be known until the record date on 19 April 2017, the Exchange will display "N/A" in the "PRV CLOSE" field of Spring REIT's AMS/3 stock page on 12 April 2017, the Ex-Distribution Date in accordance with the AMS/3 standard practice. The unadjusted previous closing price will be displayed in the free text field.

Unitholders, investors and market participants should read the Spring REIT's announcements in full regarding the final distribution in dealing with Spring REIT's units. If they are in doubt, they should consult their professional adviser(s).

Charles Woo
Vice President
Listing Department