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FOR REFERENCE ONLY

Subject : Display of Previous Closing Price of Spring Real Estate Investment Trust (stock code 1426) on OTP-C for its Final Distribution of HK\$0.105 per unit (subject to adjustment) on Ex-Distribution Date, 14 April 2021

Enquiry Tel : Mr. Leo Cheung (Tel: 2840 3450) or Ms. Grace Leung (Tel: 2840 3797)

Reference is made to the 2020 final results announcement of 23 March 2021 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 14 April 2021, 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 2021, the Exchange will display "N/A" in the "PRV CLOSE" field of Spring REIT's OTP-C stock page on 14 April 2021, the Ex-Distribution Date in accordance with the OTP-C 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 Division