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## EXPERTS

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*Various experts have issued reports and/or letters and/or certificates for inclusion in this Offering Circular. The REIT Manager has reviewed the reports, letters and certificates prepared by these experts.*

*The Independent Property Valuer, the Property Consultant, DTZ, PricewaterhouseCoopers, the PRC Legal Advisor and the Listing Agent have each given and have not withdrawn their respective written consents to the issue of this Offering Circular with the inclusion of their reports and/or letters and/or valuation certificates and/or summary thereof (as the case may be) and/or references to their names included herein in the form and context in which they are respectively included.*

The Independent Property Valuer was responsible for: (i) conducting a valuation of the Property; (ii) producing a comprehensive report in relation to the findings thereof; and (iii) reviewing the forecasts of rental income for the Property and assumptions used by the REIT Manager for the purposes of the profit forecast of Spring REIT for the period from the Listing Date to December 31, 2013 as set out in the section headed “Profit Forecast” in this Offering Circular.

The Property Consultant was responsible for: (i) carrying out a building condition property condition survey of the Property and; (ii) producing a comprehensive report in relation to the findings thereof.

DTZ was responsible for carrying out a comprehensive study of the office property market in Beijing and producing a comprehensive report in relation to the findings thereof.

PricewaterhouseCoopers is a firm of certified public accountants and is the reporting accountants and auditors for RCA01.

The PRC Legal Advisor is a firm of PRC lawyers and is the legal advisor to the REIT Manager as to PRC law.

The Listing Agent was responsible for considering whether the profit forecast set out in the section headed “Profit Forecast” in this Offering Circular was made by the REIT Manager after due and careful enquiry.