

DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the following agreements will be available for inspection, free of charge, at the office of DLA Piper Hong Kong at 17/F, Edinburgh Tower, The Landmark, 15 Queen's Road Central, Hong Kong during normal business hours up to the Listing Date.

- (a) Trust Deed;
- (b) Accountant's Report of Spring REIT, the text of which is set out in Appendix I to this Offering Circular;
- (c) unaudited pro forma statements of financial position of Spring REIT and the Reporting Accountant's Report in relation thereto, the texts of which are set out in Appendix II to this Offering Circular;
- (d) the report of the REIT Manager on the profit forecast, the letter of PricewaterhouseCoopers on the profit forecast, the letter from the Independent Property Valuer in relation to Rental Income and the report of the Listing Agent on the profit forecast, the texts of which are set out in Appendix III to this Offering Circular;
- (e) Independent Property Valuer's Valuation Report, the text of which is set out in Appendix IV to this Offering Circular;
- (f) letter from the Property Consultant in relation to its Building Condition Survey Summary Report, the text of which is set out in Appendix V to this Offering Circular;
- (g) Corporate governance policy adopted by the REIT Manager on November 1, 2013;
- (h) Reorganization Agreement;
- (i) Property Management Agreement;
- (j) Property Management Supervision Agreement;
- (k) Term Loan Facility Agreement;
- (l) Hong Kong Underwriting Agreement;
- (m) written consents referred to in the paragraph headed "Qualification and Consents of Experts" below; and
- (n) the undertaking letter dated November 15, 2013 referred to in the section "Connected Party Transactions – Connected Party Transactions in connection with the establishment of Spring REIT and the Global Offering – (6) Undertaking letter" of this Offering Circular.

In addition, a copy of the Trust Deed will be available for inspection free of charge at the above registered office of the REIT Manager during normal business hours as long as the Units are listed on the Hong Kong Stock Exchange.

QUALIFICATION AND CONSENTS OF EXPERTS

The qualifications of the experts who have given opinions in the Offering Circular are as follows:

Name	Qualification
Credit Suisse	A licensed corporation under the SFO to carry on Type 1 (dealing in securities), Type 2 (dealing in futures contracts), Type 4 (advising on securities), Type 5 (advising on futures contracts) and Type 6 (advising on corporate finance) regulated activities as defined under the SFO
Colliers	Chartered valuers and surveyors
Zhong Lun Law Firm	PRC legal advisor
PricewaterhouseCoopers	Certified public accountants
DTZ Debenham Tie Leung Limited	Market Consultant, whose personnel include qualified urban planners
Nikken Sekkei Ltd.	Property Consultant, whose personnel include Registered Japan 1 st Class and 2 nd Class Architects and engineers

Each of the entities listed above has given and has not withdrawn its written consent to the issue of this Offering Circular with the inclusion of its report and/or opinion and/or memorandum and/or valuation certificate and/or summary thereof (as the case may be) and/or references to its name included herein in the form and context in which it is included.

MISCELLANEOUS

Save as disclosed in this Offering Circular, as of the Latest Practicable Date:

- (a) none of the Directors nor any of the parties listed in the paragraph headed “Qualification and Consents of Experts” of this Appendix is interested in Spring REIT’s promotion, or in any assets which have, within the two years immediately preceding the issue of this Offering Circular, been acquired or disposed of by or leased to Spring REIT, or are proposed to be acquired or disposed of by or leased to Spring REIT or any companies controlled by it;
- (b) none of the Directors nor any of the parties listed in the paragraph headed “Qualification and Consents of Experts” of this Appendix is materially interested in any contract or arrangement subsisting at the date to this Offering Circular which is significant in relation to Spring REIT’s business;
- (c) save in connection with the Underwriting Agreements and save as disclosed in the section headed “Underwriting” in this Offering Circular, none of the parties listed in the paragraph headed “Qualification and Consents of Experts” of this Appendix:
 - (i) is interested legally or beneficially in any of the Units or any shares in any of companies controlled by Spring REIT; or
 - (ii) has any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for Spring REIT’s securities;

- (d) no amount or securities or benefit has been paid or allotted or given within the two years preceding the date of this Offering Circular to any of Spring REIT's promoters nor is any such securities or amount or benefit intended to be paid or allotted or given;
- (e) there are no outstanding loans or guarantees granted or provided by Spring REIT or any companies controlled by it to, or for the benefit of, any of the Directors;
- (f) within the two years immediately preceding the date of this Offering Circular, Spring REIT has not issued nor agreed to issue any Units fully or partly paid either for cash or for a consideration other than cash;
- (g) save in connection with the Underwriting Agreements, no outstanding Units are under option or are agreed conditionally or unconditionally to be put under option;
- (h) save for the issue of Units under the Reorganization Agreement, Spring REIT has not issued or agreed to issue any founder Units, management Units or deferred Units;
- (i) none of the equity and debt securities of Spring REIT is listed or dealt with on any other stock exchange nor is any listing or permission to deal being or proposed to be sought;
- (j) Spring REIT has no outstanding convertible debt securities;
- (k) within the two years immediately preceding the date of this Offering Circular, no commissions, discounts, brokerages or other special items have been granted or paid to any Director, proposed Director, promoter, any of the parties listed in the paragraph headed "Qualification and Consents of Experts" of this Appendix nor to any other person in connection with the issue or sale of any Units or shares or loan capital of Spring REIT or any of the companies controlled by it;
- (l) there are no arrangements in existence under which future distributions are to be waived or agreed to be waived; and
- (m) there have been no interruptions in the business of RCA01 which may have or have had a significant effect on the financial position of RCA01, taken as a whole, in the last 12 months.