

Monthly Return for Collective Investment Scheme listed under Chapter 20 of the Exchange Listing Rules (other than listed open-ended Collective Investment Scheme) on Movements in Units

| For the month ended (dd/mm/yyyy) : | 30/11/2019 | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|
| To : Hong Kong Exchanges and Clearing Limited | | | | | | | | | |
| - | Spring Real Estate Investment Trust ("Spring REIT") 02/12/2019 | | | | | | | | |
| Stock Code 1426 | | | | | | | | | |
| I. Movements in Interests | | | | | | | | | |

| | No. of units | | | | | |
|--|---------------|-----|--|--|--|--|
| | (1) | (2) | | | | |
| Balance at close of preceding month | 1,285,813,315 | N/A | | | | |
| Increase/ (decrease) during the month | N/A | N/A | | | | |
| EGM approval date | N/A | N/A | | | | |
| Balance at close of the month | 1,285,813,315 | N/A | | | | |
| | | | | | | |

II. Details of Movements in Units

Unit Options (under Unit Option Schemes of the Scheme) Particulars of unit No. of new units in option scheme No. of new units in Scheme which may including EGM be issued pursuant Scheme issued approval date Movement during the month during the month thereto as at close of (dd/mm/yyyy) Granted Exercised Cancelled the month Lapsed pursuant thereto 1. N/A 2. N/A 3. N/A Total A. N/A Total funds raised during the month from exercise of options (State currency) N/A

Warrants to Issue Units in the Scheme which are to be Listed No. of new No. of new units in units in Scheme which may Scheme issued be issued Nominal value during the pursuant Currency at close of Exercised Nominal value month thereto as at Description of warrants of nominal preceding during the at close of the pursuant close of the (Date of expiry - dd/mm/yyyy) value month month month thereto month 1. N/A / /) Stock code (if listed) EGM approval date (if applicable) ____(/ /) (dd/mm/yyyy) 2. N/A Stock code (if listed) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3. N/A / /) Stock code (if listed) Subscription price EGM approval date (if applicable) (/ /) (dd/mm/yyyy)

For Main Board listed issuers

| Description of warrants (Date of expiry - dd/mm/yyyy) | Currency of nominal value | Nominal value at close of preceding month | Exercised during the month | Nominal value at close of the month | No. of new units in Scheme issued during the month pursuant thereto | No. of new units in Scheme which may be issued pursuant thereto as at close of the month |
|--|---------------------------------|--|----------------------------------|---|---|--|
| 4. N/A (/ /) Stock code (if listed) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) | (/ | /) | | Total <u>B.</u> | N/A | - |

Convertibles (i.e. Convertible into Units in the Scheme which are to be Listed) No. of new No. of new units in units in Scheme Scheme which may issued be issued Amount at during the pursuant Currency of close of Converted Amount at month thereto as at preceding during the close of the pursuant close of the amount Class and description outstanding month month month thereto month 1. Convertible Bonds issued HK\$ Nil Nil 585,000,000 Nil 179,889,298 by a special purpose vehicle of Spring REIT Stock code (if listed) N/A Subscription price HK\$3.252 EGM approval date (if applicable) (dd/mm/yyyy) 2. N/A Stock code (if listed) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3. N/A Stock code (if listed) Subscription price EGM approval date (if applicable) (/ /) (dd/mm/yyyy)

For Main Board listed issuers

| Class and description 4. N/A | Currency of amount outstanding | Amount at close of preceding month | Converted during the month | Amount at close of the month | No. of new units in Scheme issued during the month pursuant thereto | No. of new units in Scheme which may be issued pursuant thereto as at close of the month |
|--|--------------------------------------|------------------------------------|----------------------------------|------------------------------|---|--|
| Stock code (if listed) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) | | <u> </u> | | Total <u>C.</u> | N/A | |

Any other Agreements or Arrangements to Issue Units in the Scheme which are to be Listed, including Options (other than under Unit Option Schemes)

| Full particulars including EGM approval date (dd/mm/yyyy), if applicable: | No. of new units in Scheme issued during the month pursuant thereto | No. of new units in Scheme which may be issued pursuant thereto as at close of the month |
|---|--|--|
| 1. N/A | | |
| (/ /) | | |
| | | |
| 2. N/A | | |
| | | |
| (/ /) | | |
| 3. N/A | | |
| | | |
| (/ /) | | |
| Total | D. N/A | |
| | | |

| Ot | her Movements in Ur | nits | | | | | | | | |
|----|---------------------|------------|----------|---|---|---|---|---|---|--|
| | Type of Issue | | | | | | | | No. of new units in Scheme issued during the month pursuant thereto | No. of new units in Scheme which may be issued pursuant thereto as at close of the month |
| | | | | Issue and | | | | | | |
| 1. | Rights issue | At price : | State | allotment date : (dd/mm/yyyy) EGM approval | (| / | / |) | | |
| | | | | date (dd/mm/yyyy) | (| / | / |) | N/A | N/A |
| | | | | | | | | | | |
| 2. | Open offer | At price : | State | Issue and allotment date : (dd/mm/yyyy) EGM approval | (| / | / |) | | |
| | | | | date (dd/mm/yyyy) | (| / | / |) | N/A | N/A |
| | | | | | | | | | | |
| 3. | Placing | At price : | State | Issue and allotment date : (dd/mm/yyyy) EGM approval | (| / | / |) | | |
| | | | | date (dd/mm/yyyy) | (| / | / |) | N/A | N/A |
| | | | | | | | | | | |
| 4. | Bonus issue | | | Issue and allotment date : (dd/mm/yyyy) | (| / | / |) | | |
| | | | | EGM approval date (dd/mm/yyyy) | (| / | / |) | N/A | N/A |
| | | | | Issue and | | | | | | |
| 5. | Scrip dividend | At price : | State | allotment date : (dd/mm/yyyy) | (| / | / |) | | |
| | | | , | EGM approval date (dd/mm/yyyy) | (| / | / |) | N/A | N/A |
| | | | | | | | | | | |

| | | | | No. of new units in Scheme issued during the month pursuant thereto | units in Scheme which may be issued pursuant thereto as at close of the month |
|---|---|---|---|---|---|
| Cancellation date : (dd/mm/yyyy) | (/ | / |) | | |
| EGM approval date (dd/mm/yyyy) | (/ | / |) | N/A | N/A |
| Redemption date : (dd/mm/yyyy) | (/ | / |) | | |
| EGM approval date (dd/mm/yyyy) | (/ | / |) | N/A | N/A |
| Issue and allotment date : (dd/mm/yyyy) | (/ | / |) | | |
| EGM approval date (dd/mm/yyyy) | (/ | / |) | N/A | N/A |
| Issue and allotment date: | (/ | 1 | , | | |
| EGM approval date (dd/mm/yyyy) | ` | |) | N/A | N/A |
| | | | Tota | al <u>E. N/A</u> | _ |
| | | | | | |
| су | date: (dd/mm/yyyy) EGM approval date (dd/mm/yyyy) Redemption date: (dd/mm/yyyy) EGM approval date (dd/mm/yyyy) Cy Issue and allotment date: (dd/mm/yyyy) EGM approval date (dd/mm/yyyy) EGM approval date (dd/mm/yyyy) | date: (dd/mm/yyyy) (/ EGM approval date (dd/mm/yyyy) (/ Redemption date: (dd/mm/yyyy) (/ EGM approval date (dd/mm/yyyy) (/ Issue and allotment date: (dd/mm/yyyy) (/ EGM approval date (dd/mm/yyyy) (/ EGM approval date (dd/mm/yyyy) (/ | date: (dd/mm/yyyy) (/ / EGM approval date (dd/mm/yyyy) (/ / Redemption date: (dd/mm/yyyy) (/ / EGM approval date (dd/mm/yyyy) (/ / Issue and allotment date: (dd/mm/yyyy) (/ / EGM approval date (dd/mm/yyyy) (/ / Issue and allotment date: (dd/mm/yyyy) (/ / EGM approval date (dd/mm/yyyy) (/ / EGM approval date (dd/mm/yyyy) (/ / | date: (dd/mm/yyyy) (/ /) EGM approval date (dd/mm/yyyy) (/ /) Redemption date: (dd/mm/yyyy) (/ /) EGM approval date (dd/mm/yyyy) (/ /) Issue and allotment date: (dd/mm/yyyy) (/ /) EGM approval date (dd/mm/yyyy) (/ / /) Issue and allotment date: (dd/mm/yyyy) (/ / /) EGM approval date (dd/mm/yyyy) (/ / /) EGM approval date (dd/mm/yyyy) (/ / /) | units in Scheme issued during the month pursuant thereto Cancellation date: (dd/mm/yyyy) (/ / /) EGM approval date (dd/mm/yyyy) (/ / /) EGM approval date (dd/mm/yyyy) (/ / /) N/A Redemption date: (dd/mm/yyyy) (/ / /) N/A Issue and allotment date: (dd/mm/yyyy) (/ / /) N/A Cy EGM approval date (dd/mm/yyyy) (/ / /) N/A Issue and allotment date: (dd/mm/yyyy) (/ / /) N/A |

For Main Board listed issuers

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Note: If there is insufficient space, please append the prescribed continuation sheet.