

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) :	31/12/2019
To : Hong Kong Exchanges	and Clearing Limited
Name of Scheme Date Submitted	Spring Real Estate Investment Trust ("Spring REIT") 02/01/2020
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\$ 585,000,000 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)	(/ /)		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:

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

				during the month pursuant thereto	be issued pursuant thereto as at close of the month
Cancellation date : (dd/mm/yyyy)	(/	/)		
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)	(/	/)		
date (dd/mm/yyyy)	(/	/)	N/A	N/A
Issue and allotment date :	(/	/	١		
EGM approval date (dd/mm/yyyy)	·)	N/A	N/A
			Tota	I <u>E. N/</u> A	_
. Total of A to E):				N/A	
	EGM approval date (dd/mm/yyyy) Redemption date: (dd/mm/yyyy) EGM approval date (dd/mm/yyyy) EGM approval date (dd/mm/yyyy) EGM approval date (dd/mm/yyyy) EGM approval date (dd/mm/yyyy) Issue and allotment date: (dd/mm/yyyy) EGM approval date (dd/mm/yyyy) Total of A to E):	EGM approval date (dd/mm/yyyy) (/ / / / / / / / / / / / / / / / / /	EGM approval 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) (/ / /) Total of A to E):	EGM approval date (dd/mm/yyyy) (/ / /) N/A Redemption date: (dd/mm/yyyy) (/ /) EGM approval date (dd/mm/yyyy) (/ /) N/A Issue and allotment date: (dd/mm/yyyy) (/ / /) EGM approval date (dd/mm/yyyy) (/ / /) N/A Issue and allotment date: (dd/mm/yyyy) (/ / /) N/A Issue and allotment date: (dd/mm/yyyy) (/ / /) N/A Issue and allotment date: (dd/mm/yyyy) (/ / /) N/A Total E. N/A

For Main Board listed issuers

Remarks (if any):
Submitted by: Nobumasa Saeki
Title: Executive Director of Spring Asset Management Limited, as the manager of Spring Real Estate Investment Trust
(Director, Secretary or other duly authorised officer)

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