HKEX 香港交易所

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) :

31/12/2020

To : Hong Kong Exchanges and Clearing Limited

Name of Scheme	Spring Real Estate Investment Trust ("Spring REIT")
Date Submitted	04/01/2021

Stock Code 1426

I. Movements in Interests

	No. of units						
	(1)	(2)					
Balance at close of preceding month	1,461,398,865	N/A					
Increase/ (decrease) during the month	(526,000)	N/A					
EGM approval date	N/A	N/A					
Balance at close of the month	1,460,872,865	N/A					

II. Details of Movements in Units

Particulars of unit option scheme including EGM approval date (dd/mm/yyyy)	Granted	Movement duri Exercised	ng the month Cancelled	Lapsed	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	Glanieu	Exercised	Cancelleu	Lapseu	pursuant inereto	
1. N/A						
<u>(/ /)</u>						
2. N/A						
(/ /)						
3. N/A						
<u>(/ /)</u>						
				Total	A. N/A	
Total funds raised d of options (State cu		nth from exerc	ise 	N/A		

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

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
<u>4. N/A</u>						
Stock code (if listed)						
Subscription price						
(if applicable) (dd/mm/yyyy)	(/	/)				
				Total <u>B.</u> I	N/A	-

For Main Board listed issuers

Class and description	á	irrency of amount tstanding	p	mount at close of receding 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>2. N/A</u>		,		-				
Stock code (if listed) Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/	/)	 - -				
<u>3. N/A</u>	_ _ _							
Stock code (if listed) Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/	/)	 - -				

Convertibles (i.e. Convertible into Units in the Scheme which are to be Listed)

Class and description		an	ency o nount tanding	of	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
<u>4. N/A</u>									
Stock code (if listed) Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/)					
							Total <u>C.</u>	N/A	-

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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. <u>N/A</u>		
2. N/A		
3. <u>N/A</u>		
(/ /)		
Total	D. N/A	

Oth	ner Movements in U	Inits							
	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)	(/	/)		
	-	-	currency	EGM approval date					
				(dd/mm/yyyy)	(/	/)	N/A	N/A
				Issue and					
2.	Open offer	At price :	State	allotment date : (dd/mm/yyyy)	(/	/)		
۷.	Open oller	At price .	currency	EGM approval date					
				(dd/mm/yyyy)	(/	/)	N/A	N/A
2	Dissing	Atorioo	State	Issue and allotment date : (dd/mm/yyyy)	(/	/)		
3.	Placing	At price :	currency	EGM approval date					
				(dd/mm/yyyy)	(/	/)	N/A	N/A
				leque and					
4.	Bonus issue			Issue and allotment date : (dd/mm/yyyy)	(/	/)		
4.	201103 1330E			EGM approval date					
				(dd/mm/yyyy)	(/	/)	<u>N/A</u>	N/A
				Issue and					
5.	Scrip dividend	At price :	State	allotment date : (dd/mm/yyyy)	(/	/)		
5.		ALPICE.	currency	EGM approval date					
				(dd/mm/yyyy)	(/	/)	<u>N/A</u>	N/A

	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
6.	Repurchase of units		Cancellation date : (dd/mm/yyyy) AGM approval date (dd/mm/yyyy)	(22/12/2020) (21/05/2020)	(526,000)	N/A
7.	Redemption of units		Redemption date : (dd/mm/yyyy) EGM approval date (dd/mm/yyyy)	(//) (///)	N/A	<u>N/A</u>
8.	Consideration issue At price :	State currency	Issue and allotment date : (dd/mm/yyyy) EGM approval date (dd/mm/yyyy)	(//) (//)	N/A	N/A
9.	Other (Please specify) At price :	State currency	Issue and allotment date : (dd/mm/yyyy) EGM approval date (dd/mm/yyyy)	(//)	N/A	N/A
				Tota	l <u>E. (526,000</u>)

Total increase / (decrease) during the month (i.e. Total of A to E):	(526,000)
(This figure should be the same as the relevant figure under I above ("Movements in Inte	rests").)

Remarks (if any):

Submitted by: <u>Nobumasa Saeki</u>
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.