

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) :	31/01/2021
To : Hong Kong Exchanges	and Clearing Limited
Name of Scheme	Spring Real Estate Investment Trust ("Spring REIT")
Date Submitted	01/02/2021
Stock Code1426	
I. Movements in Interests	

	No. of units				
	(1)	(2)			
Balance at close of preceding month	1,460,872,865	N/A			
Increase/ (decrease) during the month	(145,000)	N/A			
EGM approval date	N/A	N/A			
Balance at close of the month	1,460,727,865	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> 1	<b>V</b> /A	-

Convertibles (i.e. Convertible	into Units in the	Scheme which	are to be Liste	ed)		
Class and description	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
1. N/A						
Stock code (if listed) Subscription price EGM approval date (if applicable)		)				
	- - -					
Stock code (if listed)						
Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy)	(	`				
(dd/11111/yyyy)	( / /	<u>)                                    </u>				
3. N/A	- - - -					
Stock code (if listed)	<del>-</del>					
Subscription price						
EGM approval date (if applicable) (dd/mm/yyyy)	( / /	)				

## For Main Board listed issuers

Class and description	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
4. N/A		2.2.2.2.2		211111		2.555
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)

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		
Z. IWA		
-	1	
3. <u>N/A</u>	-	
	-	
	-	
Total	D. N/A	
Total	2	

Ot	<u>her Movements in Ur</u>	its								
	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)	(	/	/	)		
	·	·	currency	EGM approval date (dd/mm/yyyy)	(	/	/	)		
				(	(		,	,	N/A	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)	(22/01/2021)	(145,000)	N/A
7.	Redemption of units		Redemption date : (dd/mm/yyyy) EGM approval date (dd/mm/yyyy)	( / / )	N/A	N/A
8.	Consideration issue At price :	State	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	I <u>E. (145,000</u>	)

Total increase / (decrease) during the month (i.e. Total of A to E):	(145,000)
(This figure should be the same as the relevant figure under I above ("Movements in Inter	ests").)

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.