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: 31 May 2022   Status: New Submission

To : Hong Kong Exchanges and Clearing Limited

Name of Scheme: Spring Real Estate Investment Trust ("Spring REIT")

Date Submitted: 01 June 2022

I. Movements in Interests

1. Stock code	01426	
	No. of units	
Balance at close of preceding month	1,479,531,559
Increase / decrease (-)	-229,000
General Meeting approval date (if applicable)	
Balance at close of the month	1,479,302,559

II. Details of Movements in Units

(A). Unit Options (under Unit Option Schemes of the Scheme)   Not applicable

(B). Warrants to Issue Units in the Scheme which are to be Listed   Not applicable

(C). Convertibles (i.e. Convertible into Units in the Scheme which are to be Listed)   Not applicable

(D). Any other Agreements or Arrangements to Issue Units in the Scheme which are to be Listed, including Options (other than under Unit Option Schemes)   Not applicable

(E). Other Movements in Units

1. Stock code of units issuable (if listed on SEHK) (Note 1, 3 and 4)		01426				
Type of Issue	At price (if applicable)		Issue and allotment date (Note 3 and 4)	General Meeting approval date (if applicable)	No. of new units in Scheme issued during the month pursuant thereto (E)	No. of new units in Scheme which may be issued pursuant thereto as at close of the month
	Currency	Amount				
1). Repurchase of units			20 May 2022	27 May 2021	-229,000	-77,000

Total E (01426):   -229,000

Total increase / decrease (-) during the month (01426) (i.e. Total of A to E)   -229,000

III. Remarks (if any)

Submitted by: Leung Kwok Hoe, Kevin

Title: Chief Executive Officer and Executive Director of Spring Asset Management Limited, as the manager of Spring Real Estate Investment Trust

        (Director, Secretary or other Duly Authorised Officer)

Notes

1.   SEHK refers to Stock Exchange of Hong Kong.

2.   If there is insufficient space, please submit additional document.

3.   In the context of repurchase of units:

    .   "stock code of units issuable (if listed on SEHK)" should be construed as "stock code of units repurchased (if listed on SEHK)"; and

    .   "issue and allotment date" should be construed as "cancellation date"

4.   In the context of redemption of units:

    .   "stock code of units issuable (if listed on SEHK)" should be construed as "stock code of units redeemed (if listed on SEHK)"; and

    .   "issue and allotment date" should be construed as "redemption date"