## Next Day Disclosure Return (Collective Investment Scheme listed under Chapter 20 of the Exchange Listing Rules other than listed open-ended Collective Investment Scheme)

Instrument:	Collective Investment Scheme other than listed open-ended Collective Investment Scheme	Status:	New Submission
Name of Scheme:	Spring Real Estate Investment Trust		

Date Submitted: 28 September 2022

1. Ty	pe of shares	Not applicable	Class of shares	ares Not applicable		Listed on SEHK (Note 9)		Yes		
Stoc	k code (if listed)	01426	Description						•	
Issues of units (Notes 6 and 7)		No. of units		Issued units as a % of existing number of issued units before relevant unit issue (Notes 4, 6 and 7)		e price per unit tes 1, 6 and 7)	Closing marl unit of the in preceding b (Not	mmediately usiness day	% discount(-)/ premium of issue price to market price <i>(Notes 6 &amp; 7)</i>	
Oper	ning balance as at (Not	te 2) 27 September 2022	1,482,0	22,576						
	cancelled	or other securities) but not		40,000	%					%
	Units bought-back on cancelled	6 September 2022 but not yet								
	Date of changes 06	September 2022								
	Repurchase of units ( cancelled	or other securities) but not		7,000	%					%
	Units bought-back on cancelled	8 September 2022 but not yet								
	Date of changes 08	September 2022								
	Repurchase of units ( cancelled	or other securities) but not		11,000	%					%
	Units bought-back on cancelled	9 September 2022 but not yet								
	Date of changes 09	September 2022								
	Repurchase of units ( cancelled	or other securities) but not		18,000	%					%
	Units bought-back on cancelled	14 September 2022 but not yet								

<ul> <li>cancelled Units bought-back on 15 September 2022 but not yet cancelled Date of changes 15 September 2022 but not yet cancelled Units bought-back on 16 September 2022 but not yet cancelled Units bought-back on 16 September 2022 but not yet cancelled Units bought-back on 16 September 2022 but not yet cancelled Units for other securities) but not cancelled Units for other securities but not cancelled Units bought-back on 19 September 2022 but not yet cancelled Units bought-back on 19 September 2022 but not yet cancelled Units bought-back on 19 September 2022 but not yet cancelled Units bought-back on 21 September 2022 but not yet cancelled Units bought-back on 21 September 2022 but not yet cancelled Units for other securities) but not cancelled Units for other securities but not yet cancelled Units for other securities but not cancelled Units for other securities) but not cancelled Units for other securities but not cancelled Units for other securities but not cancelled Units for other securities but not cancelled Units for other securities) but not cancelled Units for other securities but not cancelled Units bought-back on 22 September 2022 but not yet cancelled Units bought-back on 25 September 2022 but not yet cancelled Units bought-back on 25 September 2022 but not yet cancelled Units bought-back on 27 September 2022 but not yet cancelled Units bought-back on 27 September 2022 but not yet cancelled Units bought-back on 27 September 2022 but not yet cancelled Units bought-back on 27 September 2022 but not yet cancelled Units bought-back on 27 September 2022 but not yet cancelled Units bought-back on 27 September 2022 but not yet cancelled Units</li></ul>		Date of changes 14 September 2022					
cancelledDate of changes 15 September 2022Date of changes 15 September 202225,000Repurchase of units (or other securities) but not cancelled25,000Date of changes 16 September 2022 but not yet cancelled25,000Repurchase of units (or other securities) but not cancelled25,000Date of changes 16 September 20220Date of changes 19 September 20220Date of changes 19 September 2022 but not yet cancelled25,000Date of changes 19 September 2022 but not yet cancelled24,000Date of changes 19 September 20220Date of changes 19 September 20220Date of changes 19 September 2022 but not yet cancelled24,000Date of changes 21 September 20220Date of changes 22 September 20220Date of changes 27 September 20220<	5).		14,000	%			%
6).       Repurchase of units (or other securities) but not cancelled units bought-back on 16 September 2022 but not yet cancelled loade of changes 16 September 2022 but not yet cancelled units bought-back on 19 September 2022 but not yet cancelled units bought-back on 19 September 2022 but not yet cancelled units bought-back on 19 September 2022 but not yet cancelled units bought-back on 19 September 2022 but not yet cancelled units bought-back on 19 September 2022 but not yet cancelled units bought-back on 21 September 2022 but not yet cancelled units bought-back on 21 September 2022 but not yet cancelled units bought-back on 21 September 2022 but not yet cancelled units bought-back on 21 September 2022 but not yet cancelled units bought-back on 21 September 2022 but not yet cancelled units bought-back on 22 September 2022 but not yet cancelled units bought-back on 27 September 2022 but not yet cancelled units bought-back on 27 September 2022 but not yet cancelled units bought-back on 27 September 2022 but not yet cancelled units bought-back on 27 September 2022 but not yet cancelled units for other securities) but not cancelled units for other securities) but not cancelled units for other securities but not cancelled units bought-back on 27 September 2022 but not yet cancelled units bought-back on 27 September 2022 but not yet cancelled units for other securities) but not cancelled units for other securities but not yet cancelled units for other securities) but not cancelled units for other securities but not yet cancelled units for other securities) but not cancelled units for other securities but not yet cancelled units for other securities but not cancelled units for other securities but not cancelled units for other securities but not yet cancelled units for other securities but not yet cancelled units bought-back on 28 September							
97       Cancelled       23.000       %0       10       100         Units bought-back on 16 September 2022 but not yet cancelled       10       100       100       100         70       Repurchase of units (or other securities) but not cancelled       25,000       %       100       100         71       Repurchase of units (or other securities) but not cancelled       25,000       %       100       100         72       Repurchase of units (or other securities) but not cancelled       24,000       %       100       100         73       Repurchase of units (or other securities) but not cancelled       24,000       %       100       100       100       100       100       100       100       100       100       100       100,007       11,       11,       Repurchase of units (or other securities) but not cancelled       100,000       0.007 %       HKD       2.418       HKD       2.45       -1.302 %         90       Repurchase of units (or other securities) but not cancelled       24,000       %       100,000       100,000       100,007 %       100,000       100,007 %       100,000       100,000       100,000       100,007 %       100,000       100,000       100,000       100,000       100,000       100,000       100,000       100,000		Date of changes 15 September 2022					
cancelled       Date of changes 16 September 2022       96       96       96         7)       Repurchase of units (or other securities) but not cancelled       25,000       96       96       96         Date of changes 19 September 2022       Date of changes 19 September 2022       96       96       96       96         B)       Repurchase of units (or other securities) but not cancelled       24,000       96       96       96       96         Date of changes 19 September 2022       Date of changes 21 September 2022 but not yet cancelled       24,000       96	6).		25,000	%			%
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8).       Repurchase of units (or other securities) but not cancelled units lought-back on 21 September 2022 but not yet cancelled       24,000       %<							
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9). Repurchase of units (or other securities) but not cancelled Units bought-back on 22 September 2022 but not yet cancelled Date of changes 22 September 2022 10). Repurchase of units (or other securities) but not cancelled Date of changes 27 September 2022 but not yet cancelled Date of changes 27 September 2022 but not yet cancelled Date of changes 27 September 2022 but not yet cancelled Units bought-back on 27 September 2022 but not yet cancelled Date of changes 27 September 2022 but not yet cancelled Units bought-back on 28 September 2022 but not yet cancelled							
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10.       cancelled Units bought-back on 27 September 2022 but not yet cancelled       00,000       %       Image: Cancelled cancelled       Image: Cancelled cancel		Date of changes 22 September 2022					
cancelled       Date of changes 27 September 2022       Image: Cancelled	10).		60,000	%			%
11).       Repurchase of units (or other securities) but not cancelled       100,000       0.007 %       HKD       2.4181       HKD       2.45       -1.302 %         Units bought-back on 28 September 2022 but not yet cancelled       0.007 %       HKD       2.4181       HKD       2.45       -1.302 %							
Cancelled Units bought-back on 28 September 2022 but not yet cancelled		Date of changes 27 September 2022					
cancelled	11).		100,000	0.007 %	НКД 2.41	31 HKD 2.45	-1.302 %
Date of changes 28 September 2022							
		Date of changes 28 September 2022					

Closing balance as at ( <i>Note 8</i> ) 28 September 2022	1,482,022,576				
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Notes:

- 1. Where units have been issued at more than one issue price per unit, a weighted average issue price per unit should be given.
- 2. Please insert the closing balance date of the last Next Day Disclosure Return published pursuant to paragraph 4A of the Listing Agreement or Monthly Return pursuant to paragraph 4B of the Listing Agreement, whichever is the later.
- 3. Please set out all changes in issued units requiring disclosure pursuant to paragraph 4A of the Listing Agreement together with the relevant dates of issue. Each category will need to be disclosed individually with sufficient information to enable the user to identify the relevant category in the Scheme's Monthly Return. For example, multiple issues of units as a result of multiple exercises of unit options under the same unit option scheme or of multiple conversions under the same convertible note must be aggregated and disclosed as one category. However, if the issues resulted from exercises of unit options under 2 unit option schemes or conversions of 2 convertible notes, these must be disclosed as 2 separate categories.
- 4. The percentage change in the number of units in the Scheme is to be calculated by reference to the number of units in the Scheme (excluding for such purpose any units repurchased or redeemed but not yet cancelled) as it was immediately before the earliest relevant event which has not been disclosed in a Monthly Return or Next Day Disclosure Return.
- 5. Where trading in the units of the Scheme has been suspended, "closing market price per unit of the immediately preceding business day" should be construed as "closing market price per unit of the business day on which the units were last traded".
- 6. In the context of a repurchase of units: "issues of units" should be construed as "repurchases of units"; and
  - "issued units as a % of the existing number of units before relevant unit issue" should be construed as "repurchased units as a % of the existing number of units before relevant unit repurchase"; and
  - "issue price per unit" should be construed as "repurchase price per unit".
- 7. In the context of a redemption of units:
  - "issues of units" should be construed as "redemptions of units";
  - "issued units as a % of the existing number of units before relevant unit issue" should be construed as "redeemed units as a % of the existing issued number of units before relevant unit redemption"; and
  - "isseprice pert" should be construed as "redemption price per unit".
- 8. The closing balance date is the date of the last relevant event being disclosed.
- 9. SEHK refers to Stock Exchange of Hong Kong.

Submitted by: Leung Kwok Hoe, Kevin

(Name)

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Chief Executive Officer and Executive Director of Title: Spring Asset Management Limited, as the manager of Spring Real Estate Investment Trust (Director, Secretary or other Duly Authorised Officer)