

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: | 30 April 2023 | Status: | New Submission |
|--------------------------|---|---------|----------------|
| To : Hong Kong Exchanges | s and Clearing Limited | | |
| Name of Scheme: | Spring Real Estate Investment Trust ("Spring REIT") | | |
| Date Submitted: | 02 May 2023 | | |

I. Movements in Interests

| 1. Stock code | 01426 | | |
|---------------------------|-------------------------|----|---------------|
| | | No | . of units |
| Balance at close of prec | eding month | | 1,489,342,268 |
| Increase / decrease (-) | | | -259,000 |
| General Meeting approv | al date (if applicable) | | |
| Balance at close of the r | nonth | | 1,489,083,268 |

Page 1 of 3 v 1.0.1

| 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 SE | HK) (Note | 1, 3 and 4) 01426 | | | | |
|-----|---|-----------|--------------------------|---|-------------------------|---|--|
| | Type of Issue | | At price (if applicable) | Issue and allotment date (Note 3 and 4) | and 4) approval date is | 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 |
| | | Currency | | unite (viete e unite v) | | | month |
| 1). | Repurchase of units | | | 20 April 2023 | 26 May 2022 | -259,000 | -259,000 |

| 0 | -259,000 | Total E (01426): |
|---|----------|---|
| 0 | -259,000 | Total increase / decrease (-) during the month (01426) (i.e. Total of A to E) |

Page 2 of 3 v 1.0.1

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"

Page 3 of 3 v 1.0.1