



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 December 2025

Status: New Submission

To : Hong Kong Exchanges and Clearing Limited

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

Date Submitted: 05 January 2026

I. Movements in Issued Units and/or Treasury Units

1. Stock code	01426			
		Number of issued units (excluding treasury units)	Number of treasury units	Total number of issued units
Balance at close of preceding month		1,480,128,560	90,000	1,480,218,560
Increase / decrease (-)		-2,147,000	2,147,000	
Balance at close of the month		1,477,981,560	2,237,000	1,480,218,560

II. Details of Movements in Issued Units and/or Treasury Units

(A). Unit Options (under Unit Option Schemes of the Scheme)	Not applicable
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(B). Warrants to Issue Units in the Scheme

Not applicable

(C). Convertibles (i.e. Convertible into Units in the Scheme)

Not applicable

(D). Any other Agreements or Arrangements to Issue Units in the Scheme, including Options (other than under Unit Option Schemes)

Not applicable

(E). Other Movements in Issued Units and/or Treasury Units

1. Stock code (if listed on the Exchange) (Note 1)		01426						
Events		At price (if applicable)		Date of event (Note 2)	General Meeting approval date (if applicable)	Increase/ decrease (-) in issued units (excluding treasury units) during the month pursuant thereto (E1)	Increase/ decrease (-) in treasury units during the month pursuant thereto (E2)	Number of units redeemed or repurchased for cancellation but not yet cancelled as at close of the month (Note 3)
		Currency	Amount					
1).	Repurchase of units (units held as treasury units)	HKD	1.5856	05 December 2025	03 June 2025	-50,000	50,000	
2).	Repurchase of units (units held as treasury units)	HKD	1.5978	09 December 2025	03 June 2025	-64,000	64,000	
3).	Repurchase of units (units held as treasury units)	HKD	1.6025	10 December 2025	03 June 2025	-100,000	100,000	
4).	Repurchase of units (units held as treasury units)	HKD	1.6046	11 December 2025	03 June 2025	-100,000	100,000	
5).	Repurchase of units (units held as treasury units)	HKD	1.6129	12 December 2025	03 June 2025	-170,000	170,000	
6).	Repurchase of units (units held as treasury units)	HKD	1.623	15 December 2025	03 June 2025	-150,000	150,000	
7).	Repurchase of units (units held as treasury units)	HKD	1.6195	16 December 2025	03 June 2025	-150,000	150,000	
8).	Repurchase of units (units held as treasury units)	HKD	1.6299	17 December 2025	03 June 2025	-150,000	150,000	
9).	Repurchase of units (units held as treasury units)	HKD	1.6342	18 December 2025	03 June 2025	-170,000	170,000	
10).	Repurchase of units (units held as treasury units)	HKD	1.631	19 December 2025	03 June 2025	-200,000	200,000	
11).	Repurchase of units (units held as treasury units)	HKD	1.6313	22 December 2025	03 June 2025	-120,000	120,000	
12).	Repurchase of units (units held as treasury units)	HKD	1.6396	23 December 2025	03 June 2025	-92,000	92,000	
13).	Repurchase of units (units held as treasury units)	HKD	1.6567	24 December 2025	03 June 2025	-200,000	200,000	
14).	Repurchase of units (units held as treasury units)	HKD	1.6724	29 December 2025	03 June 2025	-181,000	181,000	
15).	Repurchase of units (units held as treasury units)	HKD	1.6811	30 December 2025	03 June 2025	-150,000	150,000	
16).	Repurchase of units (units held as treasury units)	HKD	1.6876	31 December 2025	03 June 2025	-100,000	100,000	

Increase/ decrease (-) in issued units (excluding treasury units): -2,147,000 (01426) (EE1)

Increase/ decrease (-) in treasury units: 2,147,000 (01426) (EE2)

Total increase/ decrease (-) in issued units (excluding treasury units) during the month (i.e. Total of AA1 to EE1): -2,147,000 (01426)

Total increase/ decrease (-) in treasury units during the month (i.e. Total of AA2 to EE2): 2,147,000 (01426)

III. Confirmations

Not applicable

IV. Remarks (if any)

Submitted by: Chung Wai Fai

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. The Exchange refers to The Stock Exchange of Hong Kong Limited.
2. In the case of repurchase of units (units repurchased and cancelled) and redemption of units (units redeemed and cancelled), "date of event" should be construed as "cancellation date".

In the case of repurchase of units (units held as treasury units), "date of event" should be construed as "date on which units were repurchased and held by the Scheme in treasury".
3. The information is required in the case of repurchase of units (units repurchased for cancellation but not yet cancelled) and redemption of units (units redeemed but not yet cancelled). Please state the number of units repurchased or redeemed during the month or in preceding month(s) but pending cancellation as at close of the month as a negative number.
4. Items (i) to (vii) are suggested forms of confirmation. The Scheme may amend the item(s) that is/are not applicable to meet individual cases. Where the Scheme has already made the relevant confirmations in a return published under Paragraph 7 of Appendix E3 to the Main Board Rules in relation to the securities issued, or the treasury units sold or transferred, no further confirmation is required to be made in this return.
5. "Identical" means in this context:
 - . the securities are of the same nominal value with the same amount called up or paid up;
 - . they are entitled to distribution at the same rate and for the same period, so that at the next ensuing distribution, the distribution payable per unit will amount to exactly the same sum (gross and net); and
 - . they carry the same rights as to unrestricted transfer, attendance and voting at meetings and rank pari passu in all other respects.