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 (dd/mm/yyyy) :

30/06/2018

To : Hong Kong Exchanges and Clearing Limited

| Name of Scheme | Spring Real Estate Investment Trust |
|----------------|-------------------------------------|
| Date Submitted | 03/07/2018 |

Stock Code 1426

I. Movements in Interests

| | No. of units | | | | | |
|--|---------------|-----|--|--|--|--|
| | (1) | (2) | | | | |
| Balance at close of preceding month | 1,265,180,645 | N/A | | | | |
| Increase/ (decrease) during the month | N/A | N/A | | | | |
| EGM approval date | N/A | N/A | | | | |
| Balance at close of the month | 1,265,180,645 | N/A | | | | |
| | | | | | | |

II. Details of Movements in Units

| Particulars of unit option scheme including EGM approval date (dd/mm/yyyy) | | Movement duri | | Langed | No. of new units in Scheme issued during the month | No. of new units in Scheme which may be issued pursuant thereto as at close of |
|--|---------|----------------|-----------|--------|--|---|
| | Granted | Exercised | Cancelled | Lapsed | pursuant thereto | the month |
| <u>1. N/A</u> | | | | | | |
| <u>(/ /)</u> | | | | | | |
| <u>2. N/A</u> | | | | | | |
| | | | | | | |
| (/ /) | | | | | | |
| <u>3. N/A</u> | | | | | | |
| | | | | | | |
| <u>(/ /)</u> | | | | | | |
| | | | | Total | A. N/A | |
| Total funds raised d of options (State cu | | nth from exerc | ise | N/A | | |
| | | | | | | |

| Warrants to Issue Units in the Scheme which are to be Listed |
|--|
|--|

| Description of warrants | Currency of nominal | Nominal value at close of preceding | Exercised during the | Nominal value at close of the | No. of new units in Scheme issued during the month pursuant | No. of new units in Scheme which may be issued pursuant thereto as at close of the |
|--|------------------------|---|-------------------------|-------------------------------|---|---|
| (Date of expiry - dd/mm/yyyy) | value | month | month | month | thereto | month |
| 1. N/A (/ (| | | | | | |
| (/ /) Stock code (if listed) | | | | | | - <u>-</u> |
| Subscription price EGM approval date (if applicable) (dd/mm/yyyy) | (/ / | ·) | | | | |
| <u>3. N/A</u> | | | | | | |
| (/ /) Stock code (if listed) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) | (/ / | /) | | | | |

| 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 |
|--|---------------------------------|--|----------------------------------|---|--|--|
| <u>4. N/A</u> | | | | | | |
| (/ /) Stock code (if listed) | | | | | | |
| Subscription price EGM approval date (if applicable) (dd/mm/yyyy) | (/ | /) | | | | |
| | | | | Total <u>B.</u> | N/A | - |

For Main Board listed issuers

| Class and description | Currency o amount outstandin | prece | e of Converted ding during the | 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 |
|--|------------------------------------|-------|--------------------------------|--|--|
| Stock code (if listed) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) | (/ / | | | | |
| <u>2. N/A</u> | | | | | |
| 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) | (/ / |) | | | |

Convertibles (i.e. Convertible into Units in the Scheme which are to be Listed)

| | | | | | | | | No. of new |
|------------------------|---|-------------|---|----------|------------|--------------|--------------------|---------------------|
| | | | | | | | No. of new | units in |
| | | | | | | | units in Scheme | Scheme which may |
| | | | | | | | issued | be issued |
| | | | | mount at | | | during the | pursuant |
| | | Currency of | | close of | Converted | Amount at | month | thereto as at |
| Class and description | | amount | • | receding | during the | close of the | pursuant | close of the |
| Class and description | | outstandin | g | month | month | month | thereto | month |
| <u>4. N/A</u> | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| <u> </u> | — | | | | | | | |
| | — | | | | | | | |
| Stock code (if listed) | | | | | | | | |
| Subscription price | | | | _ | | | | |
| EGM approval date | | | | - | | | | |
| (if applicable) | , | | ` | | | | | |
| (dd/mm/yyyy) | (| / / |) | - | | | | |
| | | | | | | Total C. | N/A | |
| | | | | | | | | - |

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Any other Agreements or Arrangements to Issue Units in the Scheme which are to be Listed, including 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 | | |
| | | |
| | | |
| | | |
| 3. <u>N/A</u> | | |
| | | |
| | 1 | |
| Total | D. N/A | |
| | D. N/A | |
| | | |

| Oth | ner Movements in U | nits | | | | | | | |
|-----|--------------------|-------------|----------|---|-----|---|---|--|--|
| | 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) | (/ | / |) | | |
| | | | currency | EGM approval date | | | | | |
| | | | | (dd/mm/yyyy) | (/ | / |) | N/A | N/A |
| | | | | Issue and | | | | | |
| 2. | Open offer | At price : | State | allotment date : (dd/mm/yyyy) | (/ | / |) | | |
| ۷. | Open oner | At price . | currency | EGM approval date | | | | | |
| | | | | (dd/mm/yyyy) | (/ | / |) | <u>N/A</u> | N/A |
| | | | | laava and | | | | | |
| 3. | Placing | At price : | State | Issue and allotment date : (dd/mm/yyyy) | (/ | / |) | | |
| 0. | T lacing | At price . | currency | EGM approval date | | | | | |
| | | | | (dd/mm/yyyy) | (/ | / |) | N/A | N/A |
| | | | | Issue and | | | | | |
| 4. | Bonus issue | | | allotment date : (dd/mm/yyyy) | (/ | / |) | | |
| 4. | 1990 COLIDS 19906 | | | EGM approval date | | | | | |
| | | | | (dd/mm/yyyy) | (/ | / |) | N/A | N/A |
| | | | | Issue and | | | | | |
| 5. | Scrip dividend | At price : | State | allotment date : (dd/mm/yyyy) | (/ | / |) | | |
| 0. | | / n prioc . | 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) EGM approval date (dd/mm/yyyy) | (/ | |) | | |
| | | | (dd/mm/yyyy) | (| , |) | <u>N/A</u> | <u>N/A</u> |
| 7. | Redemption of | | Redemption date : (dd/mm/yyyy) | (/ | / |) | | |
| | units | | EGM approval date (dd/mm/yyyy) | (/ | / |) | N/A | <u>N/A</u> |
| 8. | Consideration issue At price : | State | Issue and allotment date : (dd/mm/yyyy) | (/ | / |) | | |
| | | , | EGM approval date (dd/mm/yyyy) | (/ | / |) | N/A | <u>N/A</u> |
| 9. | Other At price : | State | Issue and allotment date : (dd/mm/yyyy) | (/ | 1 |) | | |
| | (Please specify) At price . | currency | (dd/mm/yyyy) EGM approval date (dd/mm/yyyy) | (/ | |) | N/A | N/A |
| | | | | | | Tota | I <u>E. N/A</u> | |

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

Remarks (if any):

| Submitted by: <u>Nobumasa Saeki</u> | |
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| 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.