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) :

31/12/2018

To : Hong Kong Exchanges and Clearing Limited

Name of Scheme	Spring Real Estate Investment Trust
Date Submitted	02/01/2019

Stock Code 1426

I. Movements in Interests

	No. of	units
	(1)	(2)
Balance at close of preceding month	1,268,972,532	N/A
Increase/ (decrease) during the month	3,384,393	N/A
EGM approval date	N/A	N/A
Balance at close of the month	1,272,356,925	N/A

II. Details of Movements in Units

Unit Options ((under Unit O	ption Schemes	of the	Scheme)

Particulars of unit option scheme including EGM approval date		Movement duri			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
(dd/mm/yyyy)	Granted	Exercised	Cancelled	Lapsed	pursuant thereto	the month
<u>1. N/A</u>						
(/ /)						
<u>2. N/A</u>						
(/ /)						
3. N/A						
(/ /)						
				Total	A. N/A	
Total funds raised of options (State cu		onth from exerc	ise	N/A		

	Currency	Nominal value at close of	Exercised	Nominal value	No. of new units in Scheme issued during the month	No. of new units in Scheme which may be issued pursuant thereto as at
Description of warrants	of nominal	preceding	during the	at close of the	pursuant	close of the
(Date of expiry - dd/mm/yyyy)	value	month	month	month	thereto	month
1. N/A		 				
(/ /)						
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)	(/ /	<u>) </u>				

Description of warrants (Date of expiry - dd/mm/yyyy) 4. N/A	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
(/ /) 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	a	rrency of amount tstanding	(mount at close of receding month	Converted during the month	Amount 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
Stock code (if listed) Subscription price EGM approval date (if applicable)				-				
(dd/mm/yyyy)	(/	/)	-				
<u>2. N/A</u>	_							
	_							
	_							
	_							
Stock code (if listed)		<u> </u>						
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)

Class and description		an	ency o nount tanding	f F	Amount at close of preceding month	Converted during the month	Amount at close of the month		No. of new units in Scheme which may be issued pursuant thereto as at close of the month
4. N/A									
Stock code (if listed) Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/	/)					
							Total <u>C</u>	. 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. <u>N/A</u>		
	-	
(/ /)		
3. <u>N/A</u>		
	-	
Total	D. N/A	

Oth	ner Movements in Ui	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)	(/	/)		
	3		currency	EGM approval date					
				(dd/mm/yyyy)	(/	/)	<u>N/A</u>	N/A
				Issue and					
			State	allotment date : (dd/mm/yyyy)	()	/)		
2.	Open offer	At price :	currency	EGM approval	(/	,	,		
				date (dd/mm/yyyy)	(/	/)	N/A	N/A
				Issue and allotment date :					
3.	Placing	At price :	State	(dd/mm/yyyy)	(/	/)		
			currency	EGM approval date					
				(dd/mm/yyyy)	(/	/)	N/A	N/A
				Issue and					
4	Denve incur			allotment date : (dd/mm/yyyy)	(/	/)		
4.	Bonus issue			EGM approval	,		,		
				date (dd/mm/yyyy)	(/	/)	N/A	N/A
				Issue and					
			State	allotment date : (dd/mm/yyyy)	(/	/	١		
5.	Scrip dividend	At price :	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)	(//) (///)	N/A	N/A
7.	Redemption of units		Redemption date : (dd/mm/yyyy) EGM approval date (dd/mm/yyyy)	(//)	N/A	N/A
8.	Consideration issue At price :	State currency	Issue and allotment date : (dd/mm/yyyy) EGM approval date (dd/mm/yyyy)	(//) (//)	N/A	N/A
9.	OtherAt price :(Please specify)3.603Payment of the(being thebase fee for thepriceperiod from 1 Julybased on2018 to 30which theSeptember 2018 tosastadaSpring Asset3,384,393Managementunits wasLimitedarrived at	State currency <u>HK\$</u> f	Issue and allotment date : (dd/mm/yyyy) EGM approval date (dd/mm/yyyy)	(13/12/2018) (/ /)	3,384,393 N/A	N/A N/A
				Tota	l <u>E. 3,384,39</u>	3_

Total increase / (decrease) during the month (i.e. Total of A to E):	3,384,393
(This figure should be the same as the relevant figure under I above ("Movements in Int	terests").)

Remarks (if any):

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