

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): <u>31/12/2014</u>

To : Hong Kong Exchanges and Clearing Limited

Name of SchemeSpring Real Estate Investment TrustDate Submitted05/01/2015

Stock Code 1426

I. Movements in Interests

	No. of u	inits
	(1)	(2)
Balance at close of preceding month	1,109,468,088	N/A
Increase/ (decrease) during the month	N/A	N/A
EGM approval date	N/A	N/A
Balance at close of the month	1,109,468,088	N/A

II. Details of Movements in Units

Unit Options (under t	Jint Option Se	fieldes of the Se	licilic)			
Particulars of unit option scheme including EGM approval date		Movement duri			No. of new units in Scheme issued during the month pursuant	No. of new units in Scheme which may be issued pursuant thereto
(dd/mm/yyyy)	Granted	Exercised	Cancelled	Lapsed	thereto	as at close of the month
1. N/A						
(/ /)						
·			,			
2 N/A						
2. N/A						
3. N/A						
(/ /)						
				Total	A. N/A	
Total funds raised du	ing the month	from exercise o	f			
options (State currenc			-	N/A		
options (state current				1 1/1 2		

Unit Options (under Unit Option Schemes of the Scheme)

Description of warrants (Date of expiry - dd/mm/yyyy)		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
1. N/A						
(/ /)						
Stock code (if listed)						
Subscription price						
(if applicable)						
(dd/mm/yyyy)	(/	/)				
2. N/A						
$\begin{pmatrix} / / \end{pmatrix}$						
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)	(/	/)				
4. N/A						
(/ /)						
Stock code (if listed)						
Subscription price						
(if applicable)						
(dd/mm/yyyy)	(/	/)				
				Total B.	N/A	

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

For Main Board listed issuers

Class and description		Amount at close of preceding 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
1. N/A						
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		<u> </u>				
	_					
	_					
Stock code (if listed)						
Subscription price EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/ /)				
<u>4.</u> N/A	_					
	_					
	_					
Stock code (if listed)						
Subscription price						
EGM approval date						
(if applicable)	, .					
(dd/mm/yyyy)	(/ /)				
				Total C.	N/A	
				10ml <u>C.</u>	- 1/	_

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

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. N/A		
(/ / /)	-	
`,`,`,`,		
2. <u>N/A</u>		
	_	
	-	
3. N/A		
	-	
(/////////////////////////////////		
Total	D. N/A	

Other Movements in Units No. of new units in No. of new Scheme units in which may Scheme issued be issued during the pursuant month thereto as at pursuant close of the Type of Issue month thereto Issue and allotment date : State 1. Rights issue (dd/mm/yyyy) (/ /) At price : currency EGM approval date (dd/mm/yyyy) (/ /) N/A N/A Issue and allotment date : State 2. Open offer At price : (dd/mm/yyyy) (/ /) currency EGM approval date (/ /) (dd/mm/yyyy) N/A N/A Issue and allotment date : State 3. Placing (dd/mm/yyyy) (/ /) At price : currency EGM approval date (dd/mm/yyyy) (/ /) N/A N/A Issue and allotment date : Bonus issue (dd/mm/yyyy) (/ /) EGM approval date (dd/mm/yyyy) (/ /) N/A N/A Issue and allotment date : State (dd/mm/yyyy)) 5. Scrip dividend At price : (/ / currency EGM approval date (/ /) (dd/mm/yyyy) N/A N/A Cancellation date : (dd/mm/yyyy) (/ /) 6. Repurchase of units EGM approval date (dd/mm/yyyy) (/ /) N/A N/A Redemption date : (dd/mm/yyyy)) (/ / 7. Redemption of units EGM approval date (dd/mm/yyyy) (/ /) N/A N/A

						Т	Total	<u>E. N/A</u>	_
9.	Other (Please specify)	At price :	State currency	 Issue and allotment date : (dd/mm/yyyy) EGM approval date (dd/mm/yyyy)		/		<u>N/A</u>	<u>N/A</u>
8.	Consideration issue	At price :	State currency	 Issue and allotment date : (dd/mm/yyyy) EGM approval date (dd/mm/yyyy))	N/A	<u>N/A</u>
	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

For Main Board listed issuers

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 Interests").)	

Remarks (if any):

Submitted by: Lau Jin Tin, Don
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.