

preceding month

Increase/ (decrease) during the month

EGM approval date

month

Balance at close of the

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/mr	m/yyyy):30/04/2014					
To : Hong Kong Exchanges and Clearing Limited						
Name of Scheme	Spring Real Estate Investment Trust					
Date Submitted	05/05/2014					
Stock Code 1426	<u> </u>					
I. Movements in Interests						
	No. of units (1) (2)					
Balance at close of						

N/A

N/A

N/A

N/A

1,099,164,987

N/A

N/A

1,099,164,987

II. Details of Movements in Units

Unit Options (under Unit Option Schemes of the Scheme)

Particulars of unit option scheme including EGM approval date (dd/mm/yyyy)	Granted	Movement duri	ing 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				Lapsed		
(/ /)						
0. 37/4						
2. N/A						
(/ /)						
3. N/A						
-						
(/ /)						
TF-4-1 C = 4- = 1-1		. C	C	Total	A. N/A	
Total funds raised du options (State current		i from exercise of)1	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	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	preceding month	month	month	thereto	month
1. N/A						
						· -
Stock code (if listed)						
Subscription price						
EGM approval date						
(if applicable)						
(dd/mm/yyyy) 2. N/A	(/	/)				
2. IVA						
(/ /)						
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	,	<i>'</i>				
Stock code (if listed) Subscription price		_				
EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/	/)				
				Total B.	N/A	
				10tm <u>D.</u>	- 1/1-2	-

For Main Board listed issuers 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 which Scheme may be issued issued during pursuant Currency of Amount at close Converted Amount at the month thereto as at of preceding during the close of the close of the amount pursuant Class and description outstanding month thereto month month month 1. **N/A** Stock code (if listed) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 2. **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) 4. **N/A**____ Stock code (if listed) Subscription price EGM approval date (if applicable) (/ /)

Total C. N/A

(dd/mm/yyyy)

Any other Agreements or Arrangements to Issue Units in the Scheme which are to be Listed, including Options (other than under Unit Option Schemes)

	particulars including EGM approval date (dd/mm/yyyy),	No. of new units in Scheme issued during the month	No. of new units in Scheme which may be issued pursuant thereto
	oplicable: N/A	pursuant thereto	as at close of the month
1	IV/A		
-			
-	(/ /)		
	N//		
2.	N/A		
-			
-	(/ /)		-
_			
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 pursuant during the month thereto as at close of the pursuant Type of Issue thereto month 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 At price: 2. Open offer (dd/mm/yyyy) currency EGM approval date (dd/mm/yyyy) N/A N/A Issue and allotment date: State 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

For Main Board listed issuers

	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
8.	Consideration issue	At price :	State currency			(/	/)		
					EGM approval date (dd/mm/yyyy)	(/	/)	N/A	N/A
9.	Other (Please specify)	At price :	State currency		Issue and allotment date : (dd/mm/yyyy)	(/	/)		
	(EGM approval date (dd/mm/yyyy)	(/	/)	N/A	N/A
							7	Γotal	E. N /A	_
То	otal increase / (decreas	se) during th	ne month (i.e	. Total of A	A to E):				N/A	
(7	his figure should be th	ne same as i	he relevant f	igure unde	r I above ("Movemen	its in	Inter	ests	").)	

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.