

Balance at close of 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/mm/yyyy):		31/01/2016				
To: Hong Kong Exchanges an	d Clearing Li	mited				
Name of Scheme Date Submitted	Spring Real 01/02/2016	l Estate Investment Trust				
Stock Code 1426	_					
I. Movements in Interests						
	No. of ur	nits				
	(1)	(2)				

N/A

N/A

N/A

N/A

1,120,158,306

N/A

N/A

1,120,158,306

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)	Control	Movement duri		No. of new units in Scheme issued during the month pursuant	issued pursuant thereto	
	Granted	Exercised	Cancelled	Lapsed	thereto	as at close of the month
1. N/A						
2. N/A					-	
3. N/A						
				Total	A. N/A	
Total funds raised du options (State curren		from exercise of	of	N/A		

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

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	varue	preceding month	month	month	thereto	month
1. 17/1	-					
	-					
	-					
	.					
(/ /)						
Stock code (if listed)						
Subscription price						
EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/	/)				
2. N/A	-					
	-					
	-					
	-					
				<u> </u>		<u> </u>
Stock code (if listed)						
Subscription price						
EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/	/)				
3. N/A	-					
	-					
	-					
	-					
				<u> </u>		<u> </u>
Ctools and a (if listed)						
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)						
(dd/mm/yyyy)	(/	/)_				
				Total B.	N/A	_

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 close of the amount during the close of the pursuant Class and description month thereto outstanding 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) (/ /) (dd/mm/yyyy) Total C. N/A

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:	Scheme issued Scheme during the month issued p	new units in which may be ursuant thereto se of the month
1. <u>N/A</u>		
	<u> </u>	
	7	
2. <u>N/A</u>		
(/ /)	
3. N/A		
(/ /)	
То	al 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: 3. Placing (dd/mm/yyyy) At price: currency EGM approval date (dd/mm/yyyy) N/A N/A Issue and allotment date: 4. 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	Issue and allotment date : (dd/mm/yyyy) EGM approval date (dd/mm/yyyy)	(/)	N/A	N/A
9.	Other (Please specify)	At price :	State currency	EGM approval date	(/)	N/A	N/A
						ŗ	Fota l	E. N/A	_
	otal increase / (decrease			Total of A to E): gure under I above ("Movemen	ts in	Inte	rosts	N/A	

Remarks (if any):	
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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.