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) :

31/01/2017

To : Hong Kong Exchanges and Clearing Limited

Name of Scheme	Spring Real Estate Investment Trust
Date Submitted	01/02/2017

Stock Code 1426

I. Movements in Interests

	No. of	units
	(1)	(2)
Balance at close of preceding month	1,130,562,940	N/A
Increase/ (decrease) during the month	N/A	N/A
EGM approval date	N/A	N/A
Balance at close of the month	1,130,562,940	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
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					No. of new	No. of new units in
					units in	Scheme
					Scheme	which may
					issued	be issued
		Nominal value			during the	pursuant
	Currency	at close of	Exercised	Nominal value	month	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
<u>1. N/A</u>						
(/ /)						
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)		, N				
(dd/mm/yyyy)	(/ /)				
3. N/A						
<u></u>						
(/ /) Stock code (if listed)						
Stock code (if listed)						
Subscription price						
EGM approval date (if applicable)						
(il 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
4. N/A						
(/ /) Stock code (if listed)						
Subscription price						
(if applicable) (dd/mm/yyyy)	(/	/)				
				Total <u>B.</u> I	N/A	-

For Main Board listed issuers

Class and description	ar	rency of nount tanding	р р	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) 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)	(/	/)					

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

Class and description		an	ency of nount tanding	f F	Amount at close of preceding month	Converted during the month	Amount close of t month	he	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	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	. <u> </u>
l	D. N/A	

Otl	ner Movements in U	Jnits							
	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)	(/	/)	<u>N/A</u>	<u>N/A</u>
				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)	(/	/)	N/A	N/A
2	Dissing	Atorioo	State	Issue and allotment date : (dd/mm/yyyy)	(/	/)		
3.	Placing	At price :	currency	EGM approval date					
				(dd/mm/yyyy)	(/	/)	N/A	<u>N/A</u>
				Issue and					
4.	Bonus issue			allotment date : (dd/mm/yyyy)	(/	/)		
4.	DOLIOS 19206			EGM approval date					
				(dd/mm/yyyy)	(/	/)	N/A	N/A
				Issue and					
5.	Scrip dividend	At price :	State	allotment date : (dd/mm/yyyy)	(/	/)		
0.			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)	(/	/)	<u>N/A</u>	N/A
7.	Redemption of		Redemption date : (dd/mm/yyyy)	(/	/)		
	units		EGM approval date (dd/mm/yyyy)	(/	/)	<u>N/A</u>	N/A
8.	Consideration issue At price :	State	Issue and allotment date : (dd/mm/yyyy)	(/	/)		
			EGM approval date (dd/mm/yyyy)	(/	/)	N/A	N/A
9.	Other (Please specify) At price :	State	lssue and allotment date : (dd/mm/yyyy)	(/	1)		
	(Flease specify)	currency	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: 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.