



**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) :**

31/05/2016

To : Hong Kong Exchanges and Clearing Limited

Name of Scheme Spring Real Estate Investment Trust

Date Submitted 01/06/2016

Stock Code 1426

**I. Movements in Interests**

|                                       | No. of units         |     |
|---------------------------------------|----------------------|-----|
|                                       | (1)                  | (2) |
| Balance at close of preceding month   | <u>1,122,838,230</u> | N/A |
| Increase/ (decrease) during the month | <u>2,532,286</u>     | N/A |
| EGM approval date                     | <u>N/A</u>           | N/A |
| Balance at close of the month         | <u>1,125,370,516</u> | N/A |

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)    | Movement during 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 |
|---|---------------------------|-----------|-----------|--------|---|--|
|   | Granted                   | Exercised | Cancelled | Lapsed |   |  |
| 1. N/A<br>_____<br>_____<br>_____<br>( / / )                                  | _____                     | _____     | _____     | _____  | _____   | _____  |
| 2. N/A<br>_____<br>_____<br>_____<br>( / / )                                  | _____                     | _____     | _____     | _____  | _____   | _____  |
| 3. N/A<br>_____<br>_____<br>_____<br>( / / )                                  | _____                     | _____     | _____     | _____  | _____   | _____  |
|   |                           |           |           | Total  | A. N/A  |  |
| Total funds raised during the month from exercise of options (State currency) |                           |           |           | N/A    |   |  |

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

| Description of warrants<br>(Date of expiry - dd/mm/yyyy)  | Currency<br>of nominal<br>value | Nominal value<br>at close of<br>preceding<br>month | Exercised<br>during the<br>month | Nominal value<br>at close of the<br>month | No. of new<br>units in<br>Scheme<br>issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>units in<br>Scheme<br>which may<br>be issued<br>pursuant<br>thereto as at<br>close of the<br>month |
|---|---------------------------------|--|----------------------------------|---|--|--|
| 1. N/A<br>_____<br>_____<br>_____<br>_____  |                                 |  |                                  |   |  |  |
| ( / / )<br>Stock code (if listed) _____<br>Subscription price _____<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy) ( / / ) _____ |                                 |  |                                  |   |  |  |
| 2. N/A<br>_____<br>_____<br>_____<br>_____  |                                 |  |                                  |   |  |  |
| ( / / )<br>Stock code (if listed) _____<br>Subscription price _____<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy) ( / / ) _____ |                                 |  |                                  |   |  |  |
| 3. N/A<br>_____<br>_____<br>_____<br>_____  |                                 |  |                                  |   |  |  |
| ( / / )<br>Stock code (if listed) _____<br>Subscription price _____<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy) ( / / ) _____ |                                 |  |                                  |   |  |  |

| Description of warrants<br>(Date of expiry - dd/mm/yyyy) | Currency<br>of nominal<br>value | Nominal value<br>at close of<br>preceding<br>month | Exercised<br>during the<br>month | Nominal value<br>at close of the<br>month | No. of new<br>units in<br>Scheme<br>issued<br>during the<br>month<br>pursuant<br>thereto | No. of new<br>units in<br>Scheme<br>which may<br>be issued<br>pursuant<br>thereto as at<br>close of the<br>month |
|--|---------------------------------|--|----------------------------------|---|--|--|
| 4. N/A<br>_____<br>_____<br>_____                        |                                 |  |                                  |   |  |  |
| (    /    /    )   |                                 |  |                                  |   |  |  |
| 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)

| Class and description  | Currency of amount outstanding | 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<br>_____<br>_____<br>_____<br>_____<br>_____  |                                |                                    |                            |                              |   |  |
| Stock code (if listed) _____<br>Subscription price _____<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy) ( / / ) |                                |                                    |                            |                              |   |  |
| 2. N/A<br>_____<br>_____<br>_____<br>_____<br>_____  |                                |                                    |                            |                              |   |  |
| Stock code (if listed) _____<br>Subscription price _____<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy) ( / / ) |                                |                                    |                            |                              |   |  |
| 3. N/A<br>_____<br>_____<br>_____<br>_____<br>_____  |                                |                                    |                            |                              |   |  |
| Stock code (if listed) _____<br>Subscription price _____<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy) ( / / ) |                                |                                    |                            |                              |   |  |

For Main Board listed issuers

| Class and description   | Currency of amount outstanding | 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 |
|---|--------------------------------|------------------------------------|----------------------------|------------------------------|---|--|
| 4. N/A<br><hr/> <hr/> <hr/> <hr/> <hr/>   |                                |                                    |                            |                              |   |  |
| Stock code (if listed) _____<br>Subscription price _____<br>EGM approval date<br>(if applicable)<br>(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: | 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<br>_____<br>_____<br>_____ ( / / )                                 |   |  |
| 2. N/A<br>_____<br>_____<br>_____ ( / / )                                 |   |  |
| 3. N/A<br>_____<br>_____<br>_____ ( / / )                                 |   |  |
| Total   | D. N/A  |  |

## Other Movements in Units

| 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 |
|-------------------|------------|----------------|-------|---|---|--|
| 1. Rights issue   | At price : | State currency | _____ | Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date (dd/mm/yyyy) ( / / ) | <u>N/A</u>  | <u>N/A</u>   |
| 2. Open offer     | At price : | State currency | _____ | Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date (dd/mm/yyyy) ( / / ) | <u>N/A</u>  | <u>N/A</u>   |
| 3. Placing        | At price : | State currency | _____ | Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date (dd/mm/yyyy) ( / / ) | <u>N/A</u>  | <u>N/A</u>   |
| 4. Bonus issue    |            |                |       | Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date (dd/mm/yyyy) ( / / ) | <u>N/A</u>  | <u>N/A</u>   |
| 5. Scrip dividend | At price : | State currency | _____ | Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date (dd/mm/yyyy) ( / / ) | <u>N/A</u>  | <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 |
|---------------|--|---|--|---|--|
| 6.            | Repurchase of units  |   |  |   |  |
|               |  |   | Cancellation date :<br>(dd/mm/yyyy) ( / / )        |   |  |
|               |  |   | EGM approval date<br>(dd/mm/yyyy) ( / / )          | <u>N/A</u>  | <u>N/A</u>   |
| 7.            | Redemption of units  |   |  |   |  |
|               |  |   | Redemption date :<br>(dd/mm/yyyy) ( / / )          |   |  |
|               |  |   | EGM approval date<br>(dd/mm/yyyy) ( / / )          | <u>N/A</u>  | <u>N/A</u>   |
| 8.            | Consideration issue  | At price : State currency _____   |  |   |  |
|               |  |   | Issue and allotment date :<br>(dd/mm/yyyy) ( / / ) |   |  |
|               |  |   | EGM approval date<br>(dd/mm/yyyy) ( / / )          | <u>N/A</u>  | <u>N/A</u>   |
| 9.            | Other (Please specify)   | At price : 3.358  |  |   |  |
|               | Payment of the base fee for the period from 1 January 2016 to 31 March 2016 to Spring Asset Management Limited | (being the price based on which the number of 2,532,286 units was arrived at) | State currency <u>HK\$</u>                         | Issue and allotment date :<br>(dd/mm/yyyy) (10/05/2016)             | 2,532,286  |
|               |  |   | EGM approval date<br>(dd/mm/yyyy) ( / / )          | <u>N/A</u>  | <u>N/A</u>   |
|               |  |   |  | Total E. <u>2,532,286</u>   |  |

Total increase / (decrease) during the month (i.e. Total of A to E):

2,532,286*(This figure should be the same as the relevant figure under I above ("Movements in Interests").)*

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)

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Note : If there is insufficient space, please append the prescribed continuation sheet.