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) :   31/08/2015

To : Hong Kong Exchanges and Clearing Limited

Name of Scheme	**Spring Real Estate Investment Trust**
Date Submitted	**01/09/2015**

Stock Code   1426

I. Movements in Interests

	No. of units	
	(1)	(2)
Balance at close of preceding month	**1,114,886,108**	**N/A**
Increase/ (decrease) during the month	**2,415,054**	**N/A**
EGM approval date	**N/A**	**N/A**
Balance at close of the month	**1,117,301,162**	**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** _____ _____ _____ (/ /)						
2. **N/A** _____ _____ _____ (/ /)						
3. **N/A** _____ _____ _____ (/ /)						
				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 (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
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 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**						
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:	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. **N/A** (/ /)		
3. **N/A** (/ /)		
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)　(/ /) EGM approval date (dd/mm/yyyy)　(/ /)	**N/A**	**N/A**
2. Open offer	At price :	State currency _____	Issue and allotment date : (dd/mm/yyyy)　(/ /) EGM approval date (dd/mm/yyyy)　(/ /)	**N/A**	**N/A**
3. Placing	At price :	State currency _____	Issue and allotment date : (dd/mm/yyyy)　(/ /) EGM approval date (dd/mm/yyyy)　(/ /)	**N/A**	**N/A**
4. Bonus issue			Issue and allotment date : (dd/mm/yyyy)　(/ /) EGM approval date (dd/mm/yyyy)　(/ /)	**N/A**	**N/A**
5. Scrip dividend	At price :	State currency _____	Issue and allotment date : (dd/mm/yyyy)　(/ /) EGM approval date (dd/mm/yyyy)　(/ /)	**N/A**	**N/A**
6. Repurchase of units			Cancellation date : (dd/mm/yyyy)　(/ /) EGM approval date (dd/mm/yyyy)　(/ /)	**N/A**	**N/A**
7. Redemption of units			Redemption date : (dd/mm/yyyy)　(/ /) 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
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) Payment of the base fee for the period from 1 April 2015 to 30 June 2015 to Spring Asset Management Limited	At price : 3.566 (being the price based on which the number of 2,415,054 units was arrived at)	State currency	HK$	Issue and allotment date : (dd/mm/yyyy) (11/08/2015)		2,415,054	N/A
				EGM approval date (dd/mm/yyyy) (/ /)		N/A	N/A
					Total E.	2,415,054	

Total increase / (decrease) during the month (i.e. Total of A to E):	**2,415,054**
(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)

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