

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) :	31/08/2016
To : Hong Kong Exchanges	and Clearing Limited
Name of Scheme Date Submitted	Spring Real Estate Investment Trust 01/09/2016
Stock Code1426	

I. Movements in Interests

	No. of	units
	(1)	(2)
Balance at close of preceding month	1,125,370,516	N/A
Increase/ (decrease) during the month	2,427,696	N/A
EGM approval date	N/A	N/A
Balance at close of the month	1,127,798,212	N/A

II. Details of Movements in Units

Total funds raised during the month from exercise

of options (State currency)

Unit Options (under Unit Option Schemes of the Scheme) Particulars of unit No. of new units in option scheme No. of new units in Scheme which may including EGM be issued pursuant Scheme issued approval date Movement during the month during the month thereto as at close of (dd/mm/yyyy) Granted Exercised Cancelled the month Lapsed pursuant thereto 1. N/A 2. N/A 3. N/A Total A. N/A

N/A

Warrants to Issue Units in the Scheme which are to be Listed No. of new No. of new units in units in Scheme which may Scheme 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 1. N/A / /) Stock code (if listed) 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) / /) Stock code (if listed) Subscription price EGM approval date (if applicable) (/ /) (dd/mm/yyyy)

For Main Board listed issuers

						No. of new
					No. of new	units in
					units in	Scheme
					Scheme issued	which may 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
4. N/A						
(/ /)						
Stock code (if listed)						
Subscription price EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/	/)				
				Total B. I	V/A	_

Convertibles (i.e. Convertible	into Units i	in the Sch	neme which	are to be Liste	ed)		
Class and description	Currenc amou outstand	cy of nt p	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
1. N/A							
	- - - - -						
Stock code (if listed)			_				
Subscription price EGM approval date			_				
(if applicable) (dd/mm/yyyy)	(/ /)	_				
2. N/A							
Stock code (if listed)	- - - - -						
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)	(/ /)	_				

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						
Stock code (if listed)	- - - -					
Subscription price						
EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)				
				Total <u>C.</u>	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)

Ful	I particulars including EGM approval date (dd/mm/yyyy), pplicable:	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	-

Ot	her Movements in Ur	nits								
	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
				laava and						
1.	Rights issue	At price :	State	Issue and allotment date : (dd/mm/yyyy) EGM approval	(/	/)		
				date (dd/mm/yyyy)	(/	/)	N/A	N/A
2.	Open offer	At price :	State	Issue and allotment date : (dd/mm/yyyy) EGM approval	(/	/)		
				date (dd/mm/yyyy)	(/	/)	N/A	N/A
3.	Placing	At price :	State	lssue 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
				Issue and						
5.	Scrip dividend	At price :	State	allotment date : (dd/mm/yyyy)	(/	/)		
			- 2	EGM approval date (dd/mm/yyyy)	(/	/)	N/A	N/A

									No. of new	No. of new units in
									units in Scheme issued	Scheme which may be issued
									during the month pursuant	pursuant thereto as at close of
	Type of Issue								thereto	the month
6.	Repurchase of units				Cancellation date : (dd/mm/yyyy)	(/	/)		
	urits				EGM approval date (dd/mm/yyyy)	(/	/)	N/A	N/A
7.	Redemption of				Redemption date: (dd/mm/yyyy)	(/	/)		
	units				EGM approval date (dd/mm/yyyy)	(/	/)	NI/A	NI/A
									N/A	N/A
			State		Issue and allotment date : (dd/mm/yyyy)	(/	/)		
8.	Consideration issue	At price :	currency		EGM approval	(,	•	,		
					date (dd/mm/yyyy)	(/	/)	N/A	N/A
9.	Other (Please specify)	At price : 3.501								
	Payment of the base fee for the period from 1 April 2016 to 30 June 2016 to Spring	(being the price based on which the number of 2,427,696	State currency	<u>HK\$</u>	Issue and allotment date : (dd/mm/yyyy) EGM approval	(11/0	8/201	6)	2,427,696	N/A
		units was arrived at)			date (dd/mm/yyyy)	(/	/)	N/A	N/A
							7	Total	I <u>E. 2,427,69</u>	6_

Total increase / (decrease) during the month (i.e. Total of A to E):	2,427,696
(This figure should be the same as the relevant figure under I above ("Movements in Inter	ests").)

For Main Board listed issuers

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.