

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): 30/09/2015 | | | | | | |
|--|-------------------------------------|--|--|--|--|--|
| To: Hong Kong Exchanges and Clearing Limited | | | | | | |
| | | | | | | |
| Name of Scheme | Spring Real Estate Investment Trust | | | | | |
| Date Submitted | 02/10/2015 | | | | | |
| | | | | | | |
| Stock Code 1426 | <u>_</u> | | | | | |
| | | | | | | |
| I. Movements in Interests | | | | | | |
| | | | | | | |
| | No. of units | | | | | |
| | (1) (2) | | | | | |
| | | | | | | |

N/A

N/A

N/A

N/A

1,117,301,162

N/A

N/A

1,117,301,162

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.