

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/mn	n/yyyy): 31/10/2014
To: Hong Kong Exchanges an	d Clearing Limited
Name of Scheme Date Submitted	Spring Real Estate Investment Trust 03/11/2014
Stock Code 1426	_
I. Movements in Interests	
	No. of units

	No. of t	ınits
	(1)	(2)
Balance at close of preceding month	1,106,289,653	N/A
Increase/ (decrease) during the month	3,178,453	N/A
EGM approval date	N/A	N/A
Balance at close of the month	1,109,468,088	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		Movement duri	ing the month	No. of new units in Scheme issued during the month pursuant	No. of new units in Scheme which may be issued pursuant thereto	
(dd/mm/yyyy)	Granted	Exercised	Cancelled	Lapsed	thereto	as at close of the month
1. N/A						
( / / )						
2. N/A						
( / / )						
3. <b>N/A</b>						
( / / )						
				Total	A. <b>N/A</b>	
Total funds raised du options (State curren		h from exercise o	of	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	( /	/ )				
( / / )	<u></u> ,					
Stock code (if listed)  Subscription price						
EGM approval date (if applicable) (dd/mm/yyyy)	( /	/ )				
4. N/A						
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)

if a	l 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		
	( / / )		<u> </u>
3.	N/A		
	( / / )		
	m. I	D 11/4	
	Total	D. <b>N/A</b>	

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

	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		Issue and allotment date : (dd/mm/yyyy)	( /	/	)		
		-	currency		EGM approval date (dd/mm/yyyy)	( /	/	)	N/A	
9.	Other (Please specify) Payment of part of Base Fee and Variable Fee for the period from 1 July 2014 to 30	At price: 3.608 (being the price based on which the number of	State currency	НК\$	Issue and allotment date : (dd/mm/yyyy)	(30)	/10/2	014)	3,178,453	N/A
	September 2014 to Spring Asset Management Limited	3,178,453 units was arrived at)			EGM approval date (dd/mm/yyyy)		/	)	N/A	<u>N/A</u>
								Tota	E. <b>3,178,453</b>	_

Total increase / (decrease) during the month (i.e. Total of A	A to E):	3,178,453
(This figure should be the same as the relevant figure under	er I above ("Movements in Interests").)	

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.