



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) :**

28/02/2019

To : Hong Kong Exchanges and Clearing Limited

Name of Scheme Spring Real Estate Investment Trust

Date Submitted 01/03/2019

Stock Code 1426

I. Movements in Interests

| | No. of units | |
|---------------------------------------|----------------------|-----|
| | (1) | (2) |
| Balance at close of preceding month | <u>1,272,356,925</u> | N/A |
| Increase/ (decrease) during the month | <u>N/A</u> | N/A |
| EGM approval date | <u>N/A</u> | N/A |
| Balance at close of the month | <u>1,272,356,925</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 _____ _____ _____ (/ /) | _____ | _____ | _____ | _____ | _____ | _____ |
| 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) (/ /) _____ | _____ | _____ | _____ | _____ | _____ | _____ |

| 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 |
|--|---------------------------------|--|----------------------------------|---|--|--|
| 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) (/ /) | | | | | | |

| 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 <hr/> <hr/> <hr/> <hr/> <hr/> | | | | | | |
| 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) (/ /) | <u>N/A</u> | <u>N/A</u> |
| 2. Open offer | At price : | State currency | _____ | Issue and allotment date : (dd/mm/yyyy) (/ /) 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) (/ /) EGM approval date (dd/mm/yyyy) (/ /) | <u>N/A</u> | <u>N/A</u> |
| 4. Bonus issue | | | | Issue and allotment date : (dd/mm/yyyy) (/ /) 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) (/ /) 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 : (dd/mm/yyyy) (/ /) | | |
| | | | EGM approval date (dd/mm/yyyy) (/ /) | <u>N/A</u> | <u>N/A</u> |
| 7. | Redemption of units | | | | |
| | | | Redemption date : (dd/mm/yyyy) (/ /) | | |
| | | | EGM approval date (dd/mm/yyyy) (/ /) | <u>N/A</u> | <u>N/A</u> |
| 8. | Consideration issue | At price : State currency _____ | | | |
| | | | Issue and allotment date : (dd/mm/yyyy) (/ /) | | |
| | | | EGM approval date (dd/mm/yyyy) (/ /) | <u>N/A</u> | <u>N/A</u> |
| 9. | Other (Please specify) | At price : State currency _____ | | | |
| | | | Issue and allotment date : (dd/mm/yyyy) (/ /) | | |
| | | | EGM approval date (dd/mm/yyyy) (/ /) | <u>N/A</u> | <u>N/A</u> |
| | | | | Total E. | <u>N/A</u> |

| | |
|--|------------|
| Total increase / (decrease) during the month (i.e. Total of A to E): | <u>N/A</u> |
| <i>(This figure should be the same as the relevant figure under I above ("Movements in Interests").)</i> | |

Remarks (if any):

Submitted by: Nobumasa Saeki

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.