



**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) :** 28/02/2015

To : Hong Kong Exchanges and Clearing Limited

Name of Scheme Spring Real Estate Investment Trust

Date Submitted 02/03/2015

Stock Code 1426

**I. Movements in Interests**

|                                       | No. of units         |            |
|---------------------------------------|----------------------|------------|
|                                       | (1)                  | (2)        |
| Balance at close of preceding month   | <u>1,109,468,088</u> | N/A        |
| Increase/ (decrease) during the month | <u>N/A</u>           | <u>N/A</u> |
| EGM approval date                     | <u>N/A</u>           | <u>N/A</u> |
| Balance at close of the month         | <u>1,109,468,088</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. <u>N/A</u><br>_____<br>_____<br>_____<br>( / / )                           | _____                     | _____     | _____     | _____      | _____   | _____  |
| 2. <u>N/A</u><br>_____<br>_____<br>_____<br>( / / )                           | _____                     | _____     | _____     | _____      | _____   | _____  |
| 3. <u>N/A</u><br>_____<br>_____<br>_____<br>( / / )                           | _____                     | _____     | _____     | _____      | _____   | _____  |
|   |                           |           |           | Total      | <u>A. N/A</u>   |  |
| Total funds raised during the month from exercise of options (State currency) |                           |           |           | <u>N/A</u> |   |  |

Warrants to Issue Units in the Scheme which are to be Listed

| Description of warrants<br>(Date of expiry - dd/mm/yyyy)  | Currency of<br>nominal<br>value | Nominal value at<br>close of<br>preceding month | Exercised<br>during the<br>month | Nominal value<br>at close of the<br>month | No. of new<br>units in<br>Scheme<br>issued during<br>the month<br>pursuant<br>thereto | No. of new<br>units in<br>Scheme which<br>may be issued<br>pursuant<br>thereto as at<br>close of the<br>month |
|---|---------------------------------|---|----------------------------------|---|---|---|
| 1. <b>N/A</b><br>_____<br>_____<br>_____<br>_____   | _____                           | _____   | _____                            | _____                                     | _____   | _____   |
| (    /    /    )<br>Stock code (if listed) _____<br>Subscription price _____<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy) _____ (    /    /    ) | _____                           | _____   | _____                            | _____                                     | _____   | _____   |
| 2. <b>N/A</b><br>_____<br>_____<br>_____<br>_____   | _____                           | _____   | _____                            | _____                                     | _____   | _____   |
| (    /    /    )<br>Stock code (if listed) _____<br>Subscription price _____<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy) _____ (    /    /    ) | _____                           | _____   | _____                            | _____                                     | _____   | _____   |
| 3. <b>N/A</b><br>_____<br>_____<br>_____<br>_____   | _____                           | _____   | _____                            | _____                                     | _____   | _____   |
| (    /    /    )<br>Stock code (if listed) _____<br>Subscription price _____<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy) _____ (    /    /    ) | _____                           | _____   | _____                            | _____                                     | _____   | _____   |
| 4. <b>N/A</b><br>_____<br>_____<br>_____<br>_____   | _____                           | _____   | _____                            | _____                                     | _____   | _____   |
| (    /    /    )<br>Stock code (if listed) _____<br>Subscription price _____<br>EGM approval date<br>(if applicable)<br>(dd/mm/yyyy) _____ (    /    /    ) | _____                           | _____   | _____                            | _____                                     | _____   | _____   |
| Total <b>B. N/A</b>   |                                 |   |                                  |   |   | _____   |

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. <b>N/A</b>                                  |                                |                                    |                            |                              |   |  |
| _____  |                                |                                    |                            |                              |   |  |
| _____  |                                |                                    |                            |                              |   |  |
| _____  |                                |                                    |                            |                              |   |  |
| _____  |                                |                                    |                            |                              |   |  |
| _____  |                                |                                    |                            |                              |   |  |
| Stock code (if listed)                         | _____                          | _____                              | _____                      | _____                        | _____   | _____  |
| Subscription price                             | _____                          | _____                              | _____                      | _____                        | _____   | _____  |
| EGM approval date (if applicable) (dd/mm/yyyy) | _____                          | _____                              | _____                      | _____                        | _____   | _____  |
|  | ( / / )                        |                                    |                            |                              |   |  |
| 2. <b>N/A</b>                                  |                                |                                    |                            |                              |   |  |
| _____  |                                |                                    |                            |                              |   |  |
| _____  |                                |                                    |                            |                              |   |  |
| _____  |                                |                                    |                            |                              |   |  |
| _____  |                                |                                    |                            |                              |   |  |
| _____  |                                |                                    |                            |                              |   |  |
| Stock code (if listed)                         | _____                          | _____                              | _____                      | _____                        | _____   | _____  |
| Subscription price                             | _____                          | _____                              | _____                      | _____                        | _____   | _____  |
| EGM approval date (if applicable) (dd/mm/yyyy) | _____                          | _____                              | _____                      | _____                        | _____   | _____  |
|  | ( / / )                        |                                    |                            |                              |   |  |
| 3. <b>N/A</b>                                  |                                |                                    |                            |                              |   |  |
| _____  |                                |                                    |                            |                              |   |  |
| _____  |                                |                                    |                            |                              |   |  |
| _____  |                                |                                    |                            |                              |   |  |
| _____  |                                |                                    |                            |                              |   |  |
| _____  |                                |                                    |                            |                              |   |  |
| Stock code (if listed)                         | _____                          | _____                              | _____                      | _____                        | _____   | _____  |
| Subscription price                             | _____                          | _____                              | _____                      | _____                        | _____   | _____  |
| EGM approval date (if applicable) (dd/mm/yyyy) | _____                          | _____                              | _____                      | _____                        | _____   | _____  |
|  | ( / / )                        |                                    |                            |                              |   |  |
| 4. <b>N/A</b>                                  |                                |                                    |                            |                              |   |  |
| _____  |                                |                                    |                            |                              |   |  |
| _____  |                                |                                    |                            |                              |   |  |
| _____  |                                |                                    |                            |                              |   |  |
| _____  |                                |                                    |                            |                              |   |  |
| _____  |                                |                                    |                            |                              |   |  |
| Stock code (if listed)                         | _____                          | _____                              | _____                      | _____                        | _____   | _____  |
| Subscription price                             | _____                          | _____                              | _____                      | _____                        | _____   | _____  |
| EGM approval date (if applicable) (dd/mm/yyyy) | _____                          | _____                              | _____                      | _____                        | _____   | _____  |
|  | ( / / )                        |                                    |                            |                              |   |  |
| Total C. <b>N/A</b>                            |                                |                                    |                            |                              |   |  |

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. <b>N/A</b><br><br><br>( / / )  |   |  |
| 2. <b>N/A</b><br><br><br>( / / )  |   |  |
| 3. <b>N/A</b><br><br><br>( / / )  |   |  |
| Total   | D. <b>N/A</b>   |  |

## 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) ( / / )<br>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) ( / / )<br>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) ( / / )<br>EGM approval date (dd/mm/yyyy) ( / / ) | <u>N/A</u>  | <u>N/A</u>   |
| 4.            | Bonus issue         |                                 | Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date (dd/mm/yyyy) ( / / ) | <u>N/A</u>  | <u>N/A</u>   |
| 5.            | Script dividend     | At price : State currency _____ | Issue and allotment date : (dd/mm/yyyy) ( / / )<br>EGM approval date (dd/mm/yyyy) ( / / ) | <u>N/A</u>  | <u>N/A</u>   |
| 6.            | Repurchase of units |                                 | Cancellation date : (dd/mm/yyyy) ( / / )<br>EGM approval date (dd/mm/yyyy) ( / / )        | <u>N/A</u>  | <u>N/A</u>   |
| 7.            | Redemption of units |                                 | Redemption date : (dd/mm/yyyy) ( / / )<br>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 |
|---------------|------------------------|---------------------------------|---|---|--|
| 8.            | Consideration issue    | At price : State currency _____ | Issue and allotment date : (dd/mm/yyyy) ( / / )<br>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) ( / / )<br>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):

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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)

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