



**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) :**

**30/11/2016**

To : Hong Kong Exchanges and Clearing Limited

Name of Scheme Spring Real Estate Investment Trust

Date Submitted 01/12/2016

Stock Code 1426

**I. Movements in Interests**

	No. of units	
	(1)	(2)
Balance at close of preceding month	<u>1,127,798,212</u>	N/A
Increase/ (decrease) during the month	<u>2,764,728</u>	N/A
EGM approval date	<u>N/A</u>	N/A
Balance at close of the month	<u>1,130,562,940</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						
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 : 3.258			
	Payment of the base fee for the period from 1 July 2016 to 30 September 2016 to Spring Asset Management Limited	(being the price based on which the number of 2,764,728 units was arrived at)	State currency <u>HK\$</u>	Issue and allotment date : (dd/mm/yyyy) (08/11/2016)	2,764,728
			EGM approval date (dd/mm/yyyy) ( / / )	<u>N/A</u>	<u>N/A</u>
				Total E. <u>2,764,728</u>	

Total increase / (decrease) during the month (i.e. Total of A to E):

2,764,728*(This figure should be the same as the relevant figure under I above ("Movements in Interests").)*

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.