

Next Day Disclosure Return
(Collective Investment Scheme listed under Chapter 20 of the Exchange Listing Rules (other than listed open-ended Collective Investment Scheme)
– changes in issued units or treasury units, unit buybacks and/or on-market sales of treasury units)

Instrument: Collective Investment Scheme (other than listed open-ended Collective Investment Scheme) Status: New Submission

Name of Scheme: Spring Real Estate Investment Trust

Date Submitted: 23 August 2024

Section I must be completed by a Scheme where there has been a change in its issued units or treasury units which is discloseable pursuant to Paragraph 7 of Appendix E3 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Exchange") (the "Main Board Rules").

Section I					
1. Class of units	Not applicable	Type of units	Not applicable	Listed on the Exchange	Yes
Stock code (if listed)	01426	Description			
A. Changes in issued units or treasury units					
Events	Changes in issued units (excluding treasury units)		Changes in treasury units	Issue/ selling price per unit (Note 4)	Total number of issued units
	Number of issued units (excluding treasury units)	As a % of existing number of issued units (excluding treasury units) before the relevant event (Note 3)	Number of treasury units		
Opening balance as at (Note 1) 16 August 2024	1,455,664,670		0		1,455,664,670
1). Other (please specify) See Part B Date of changes 23 August 2024		%			
Closing balance as at (Notes 5 and 6) 23 August 2024	1,455,664,670		0		1,455,664,670

B. Units redeemed or repurchased for cancellation but not yet cancelled as at the closing balance date (Notes 5 and 6)

1). Units bought-back on 23 August but not yet cancelled	50,000	0.003 %		HKD	1.918	
Date of changes 23 August 2024						

Confirmation

Pursuant to the SFC's *Circular to Management Companies of SFC-authorized Real Estate Investment Trusts - On-market Unit Repurchases by SFC-authorized REITs* dated 31 January 2008 and *Circular to Management Companies of SFC-authorized Real Estate Investment Trusts - Treasury units of SFC-authorized REITs* dated 24 May 2024 (as amended from time to time) (the "**SFC Circulars**"), we hereby confirm to the best knowledge, information and belief that, in relation to each issue of units or sale or transfer of treasury units as set out in Section I, it has been duly authorised by the board of directors of the management company of the Scheme and carried out in compliance with all applicable listing rules, laws and other regulatory requirements and, insofar as applicable:

(Note 7)

- (i) all money due to the Scheme in respect of the issue of units, or sale or transfer of treasury units has been received by it;
- (ii) all (if any) relevant authorisation conditions imposed by the Commission in relation to listing have been fulfilled;
- (iii) all (if any) conditions contained in the formal letter granting listing of and permission to deal in the securities have been fulfilled;
- (iv) all the securities of each class are in all respects identical (Note 8);
- (v) all the definitive documents of title have been delivered/are ready to be delivered/are being prepared and will be delivered in accordance with the terms of issue, sale or transfer;
- (vi) completion has taken place of the purchase by the Scheme of all property shown in the listing document to have been purchased or agreed to be purchased by it and the purchase consideration for all such property has been duly satisfied; and
- (vii) the trust deed/deed poll relating to the debenture, loan stock, notes or bonds has been completed and executed, and particulars thereof, if so required by law, have been filed with the Registrar of Companies.

Notes to Section I:

1. *Please insert the closing balance date of the last Next Day Disclosure Return published pursuant to Paragraph 7 of Appendix E3 to the Main Board Rules or Monthly Return pursuant to Paragraph 8 of Appendix E3 to the Main Board Rules, whichever is the later.*
2. *Please set out all changes in issued units or treasury units requiring disclosure pursuant to Paragraph 7 of Appendix E3 to the Main Board Rules together with the relevant dates of changes. Each category will need to be disclosed individually with sufficient information to enable the user to identify the relevant category in the Scheme's Monthly Return. For example, multiple issues of units as a result of multiple exercises of unit options under the same unit option scheme or of multiple conversions under the same convertible note must be aggregated and disclosed as one category. However, if the issues resulted from exercises of unit options under 2 unit option schemes or conversions of 2 convertible notes, these must be disclosed as 2 separate categories.*
3. *The percentage change in the number of issued units (excluding treasury units) of the Scheme is to be calculated by reference to the opening balance of the number of issued units (excluding treasury units) being disclosed in this Next Day Disclosure Return.*

4. *In the case of a unit repurchase or redemption, the "issue/ selling price per unit" shall be construed as "repurchase price per unit" or "redemption price per unit".*

Where units have been issued/ sold/ repurchased/ redeemed at more than one price per unit, a volume-weighted average price per unit should be given.

5. *The closing balance date is the date of the last relevant event being disclosed.*

6. *For repurchase or redemption of units, disclosure is required when the relevant event has occurred (subject to Paragraph 7 of Appendix E3 to the Main Board Rules and the SFC Circulars), even if the repurchased or redeemed units have not yet been cancelled.*

If repurchased or redeemed units are to be cancelled upon settlement of such repurchase or redemption after the closing balance date, they shall remain part of the issued units as at the closing balance date in Part A. Details of these repurchased or redeemed units shall be disclosed in Part B.

7. *Items (i) to (vii) are suggested forms of confirmation. The Scheme may amend the item(s) that is/are not applicable to meet individual cases.*

8. *"Identical" means in this context:*

- *the securities are of the same nominal value with the same amount called up or paid up;*
- *they are entitled to distribution at the same rate and for the same period, so that at the next ensuing distribution, the distribution payable per unit will amount to exactly the same sum (gross and net); and*
- *they carry the same rights as to unrestricted transfer, attendance and voting at meetings and rank pari passu in all other respects.*

Section II must also be completed by a Scheme where it has made a repurchase of units which is discloseable pursuant to the SFC Circulars.

Repurchase report

Section II					
1. Class of units	Not applicable	Type of units	Not applicable	Listed on the Exchange	Yes
Stock code (if listed)	01426	Description			
A. Repurchase report					
Trading date	Number of units repurchased	Method of repurchase (Note 1)	Repurchase price per unit or highest repurchase price per unit \$	Lowest repurchase price per unit \$	Aggregate price paid \$
1). 23 August 2024	50,000	On the Exchange	HKD 1.92	HKD 1.91	HKD 95,900
Total number of units repurchased	50,000				Aggregate price paid \$ HKD 95,900
Number of units repurchased for cancellation	50,000				
Number of units repurchased for holding as treasury units	0				
B. Additional information for a Scheme who has a primary listing on the Exchange					
1). Date of the resolution granting the repurchase mandate					29 May 2024
2). Total number of units which the Scheme is authorised to repurchase under the repurchase mandate					144,463,795
3). Number of units repurchased on the Exchange or another stock exchange under the repurchase mandate					(a) 50,000
4). As a % of number of issued units (excluding treasury units) as at the date of the resolution granting the repurchase mandate <i>(a) x 100 / number of issued units (excluding treasury units) as at the date of the resolution granting the repurchase mandate</i>					0.03 %
5). Moratorium period for any issue of new units, or sale or transfer of treasury units after the unit repurchase(s) set out in Part A (Note 2)					Up to 21 September 2024

We hereby confirm that the repurchases made on the Exchange set out in Part A above were made in accordance with the Main Board Rules and that there have been no material changes to the particulars contained in the Explanatory Statement dated ...25 April 2024... which has been filed with the Commission. We also confirm that any repurchases made on another stock

exchange set out in Part A above were made in accordance with the domestic rules applying to repurchases on that other stock exchange.

Notes to Section II:

1. *Please state whether the repurchase was made on the Exchange, on another stock exchange (stating the name of the exchange), by private arrangement or by general offer.*
2. *Pursuant to the SFC Circulars, a Scheme may not (i) make a new issue of units, or a sale or transfer of any treasury units; or (ii) announce a proposed new issue of units, or a sale or transfer of any treasury units, for a period of 30 days after any purchase by it of units, whether on the Exchange or otherwise, without the prior approval of the Commission.*

Section III must also be completed by a Scheme where it has made a sale of treasury units on the Exchange or any other stock exchange on which the Scheme is listed which is discloseable pursuant to the SFC Circulars.

Report of on-market sale of treasury units

Not applicable

Submitted by: Leung Kwok Hoe, Kevin
(Name)

Title: Chief Executive Officer and Executive Director of
Spring Asset Management Limited, as the manager of
Spring Real Estate Investment Trust
(Director, Secretary or other Duly Authorised Officer)