HKEX
香港交易所

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: 31 October 2026 Status: New Submission

To : Hong Kong Exchanges and Clearing Limited

Name of Scheme: Spring Real Estate Investment Trust ("Spring REIT")

Date Submitted: 04 November 2026

I. Movements in Issued Units and/or Treasury Units and Public Float Sufficiency Confirmation

1. Stock code	01426	Listed on the Exchange (Note 1)	Yes	

	Number of issued units (excluding treasury units)	Number of treasury units	Total number of issued units
Balance at close of preceding month	1,487,202,230	2,238,000	1,489,440,230
Increase / decrease (-)	-106,000	106,000	
Balance at close of the month	1,487,096,230	2,344,000	1,489,440,230

Public float sufficiency confirmation (Note 4)

Pursuant to 3.7 of the Code on Real Estate Investment Trusts and Main Board Rule 13.32D(1), we hereby confirm that, in relation to the class of units as set out above, as at the close of the month:

☑ the applicable public float requirement (see below) has been complied with

☐ the applicable public float requirement (see below) has not been complied with

The applicable minimum public float requirement for the class of units as set out above pursuant to 3.7 of the Code on Real Estate Investment Trusts and Main Board Rule 13.32B is:

Applicable public float threshold	Initial Prescribed Threshold - 25% of the total number of issued units in the class to which the listed units belong (excluding treasury units)
Additional information	

II. Details of Movements in Issued Units and/or Treasury Units

(A). Unit Options (under Unit Option Schemes of the Scheme) Not applicable

(B). Warrants to Issue Units in the Scheme	Not applicable

(C). Convertibles (i.e. Convertible into Units in the Scheme)	Not applicable

(D). Any other Agreements or Arrangements to Issue Units in the Scheme, including Options (other than under Unit Option Schemes) Not applicable

(E). Other Movements in Issued Units and/or Treasury Units

1. Stock code (if listed on the Exchange) *(Note 1)*	01426

Events		At price (if applicable)		Date of event (Note 2)	General Meeting approval date(if applicable)	Increase/ decrease (-) in issued units (excluding treasury units) during the month pursuant thereto (E1)	Increase/ decrease (-) in treasury units during the month pursuant thereto (E2)	Number of units redeemed or repurchased for cancellation but not yet cancelled as at close of the month (Note 3)
		Currency	Amount					
1).	Repurchase of units (units held as treasury units)	HKD	1.4691	05 October 2026	27 May 2026	-40,000	40,000	
2).	Repurchase of units (units held as treasury units)	HKD	1.4758	06 October 2026	27 May 2026	-26,000	26,000	
3).	Repurchase of units (units held as treasury units)	HKD	1.4581	08 October 2026	27 May 2026	-40,000	40,000	

Increase/ decrease (-) in issued units (excluding treasury units): -106,000 (01426) (EE1)

Increase/ decrease (-) in treasury units: 106,000 (01426) (EE2)

Total increase/ decrease (-) in issued units (excluding treasury units) during the month (i.e. Total of AA1 to EE1): -106,000 (01426)

Total increase/ decrease (-) in treasury units during the month (i.e. Total of AA2 to EE2): 106,000 (01426)

III. Confirmations Not applicable

IV. Remarks (if any)

Submitted by: Chung Wai Fai

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)

Notes

1. The Exchange refers to The Stock Exchange of Hong Kong Limited.

2. In the case of repurchase of units (units repurchased and cancelled) and redemption of units (units redeemed and cancelled), "date of event" should be construed as "cancellation date".

   In the case of repurchase of units (units held as treasury units), "date of event" should be construed as "date on which units were repurchased and held by the Scheme in treasury".

3. The information is required in the case of repurchase of units (units repurchased for cancellation but not yet cancelled) and redemption of units (units redeemed but not yet cancelled). Please state the number of units repurchased or redeemed during the month or in preceding month(s) but pending cancellation as at close of the month as a negative number.

4. "Initial Prescribed Threshold", "Alternative Threshold" and "market value" have the meanings ascribed thereto under 3.7 of the Code on Real Estate Investment Trusts and Main Board Rule 13.32A. See also Main Board Rule 13.32D(4) on the basis of the public float disclosure.

5. 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. Where the Scheme has already made the relevant confirmations in a return published under Paragraph 7 of Appendix E3 to the Main Board Rules in relation to the securities issued, or the treasury units sold or transferred, no further confirmation is required to be made in this return.

6. "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.