

Phillip SGX APAC Dividend Leaders REIT ETF

PRODUCT INFO SHEET (FEBRUARY 2017)

SGX STOCK CODE: BYI/BYJ

INVESTMENT OBJECTIVE

The investment objective of the Fund is to seek to provide a high level of income and moderate long-term capital appreciation by tracking, as closely as possible, before expenses, the performance of the SGX APAC Ex-Japan Dividend Leaders REIT Index (the "Index").

By tracking the Index which is ranked and weighted by total dividends, the Fund aims to enhance risk-adjusted returns above that of traditional market capitalisation-weighted indices as the 30 REITs comprising the Index will be ranked and weighted according to the highest total dividends paid in the preceding 12 months subject to size, free-float market capitalisation and liquidity constraints.

In managing the Fund, the Manager may adopt either a Replication Strategy or a Representative Sampling Strategy at its discretion. As the Fund is an index-tracking fund, it is expected that the Fund will only invest in REITs.

The Fund is classified as an EIP (Excluded Investment Product).

FUND INFORMATION

Net Assets	USD 24.23 million (28 Feb 2017)
Benchmark Index	SGX APAC Ex-Japan Dividend Leaders REIT Index
No. of Holdings	30
ETF Replication Method	Physical Replication
Dividend Distribution Manager	Semi-Annual Phillip Capital Management (S) Ltd
Trustee	DBS Trustee Ltd
Listing Date	20 Oct 2016
Management Fee	0.30% per annum

TRADING INFORMATION

Bloomberg Tickers	PAREIT (US\$) PAREITS (SG\$)
SEDOL	BYQL56SG
ISIN	SG1DB9000009
Trading Currency	USD (Primary) & SGD
Subscription Mode	Cash/ SRS (SR1205, SRS only available in primary currency)
Exchange Listing	Singapore
Participating Dealers	Commerzbank AG, Phillip Securities, ABN Amro Clearing, UOB Kay Hian, Commerzbank AG, Flow Traders Asia Pte Ltd
Market Makers	
Trading Board lot size	100 units

Key Highlights

Methodology

- ✦ The Fund tracks the index which is a fundamentally weighted index that comprises the 30 highest total dividend paying Real Estate Investment Trust (REITs) in the Asia Pacific ex-Japan region
- ✦ Total dividends refer to each constituents' trailing 12 month dividend per share (USD) multiplied by the free float number of outstanding shares

Investment Universe

- ✦ Countries eligible for inclusion: Australia, China, Hong Kong, India, Indonesia, Malaysia, New Zealand, Philippines, Singapore, South Korea, Taiwan and Thailand.
- ✦ Constituents are subject to a minimum free-float market capitalisation of US\$ 300 million & a proportion of free-float market capitalisation greater than 20%. Maximum weight of a constituent will be 10%
- ✦ The fund has a high representation of the APAC ex-Japan REITs universe (> 70 %) by market capitalisation

Key Benefits

- ✦ Low cost, easy access to a diversified and liquid basket of REITs across the Asia Pacific Region
- ✦ Tracks the performance of the 30 highest total dividend-paying REITs
- ✦ Offers investors significant dividend income paid semi-annually

RETURNS P.A. (%) (USD) AS OF 28 FEB 2017

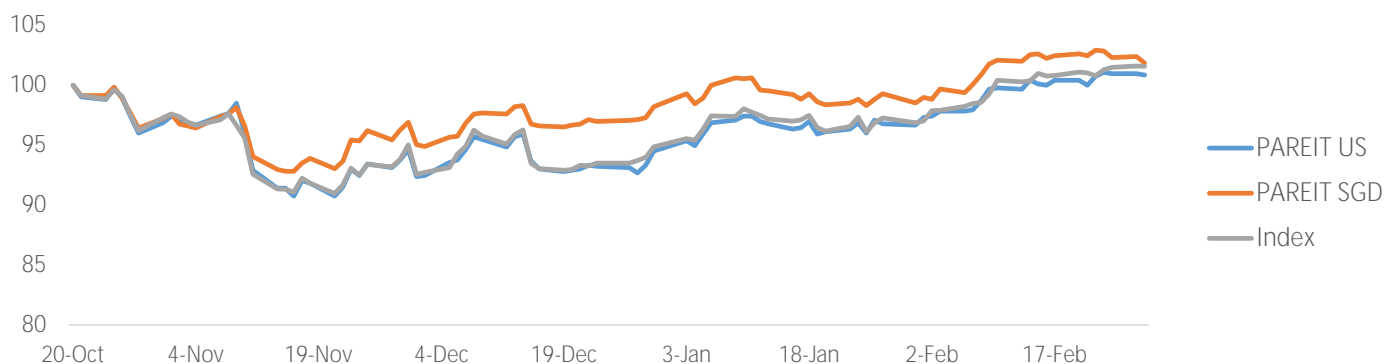
	YTD	3 mths	Since ETF Inception
Phillip SGX APAC Dividend Leaders REIT ETF (USD)	6.70%	6.58%	0.86%
Phillip SGX APAC Dividend Leaders REIT ETF (SGD)	3.70%	5.10%	1.85%
SGX APAC ex-Japan Dividend Leaders REIT Index (NTR) (USD)	6.32%	6.91%	1.58%
FUNDAMENTALS	Dividend Yield	P/E Ratio	P/B Ratio
Phillip SGX APAC Dividend Leaders REIT ETF	4.94%	10.7x	1.1x

SGX APAC EX-JAPAN DIVIDEND LEADERS REIT INDEX CONSTITUENTS ¹

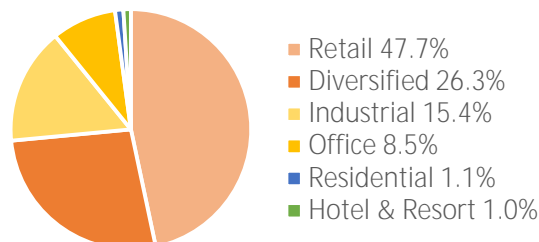
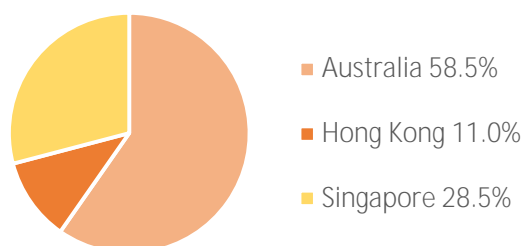
REITS	WEIGHTS	COUNTRY
Link REIT	9.87%	Hong Kong
Scentre Group	9.32%	Australia
Stockland	8.92%	Australia
Westfield Corp	8.91%	Australia
Vicinity Centres	6.31%	Australia
Goodman Group	5.83%	Australia
Mirvac Group	5.31%	Australia
Ascendas REIT	5.15%	Singapore
The GPT Group	4.87%	Australia
CapitaLand Mall Trust	3.61%	Singapore

¹Ranked and weighted by total dividends as of 28 Feb 2016 (accounting for deduction of withholding taxes.)

TOTAL RETURNS SINCE INCEPTION



PHILLIP SGX APAC DIVIDEND LEADERS REIT ETF CONSTITUENTS



Ranked and weighted by total dividends (% Weight) as of 28 Feb 2017

IMPORTANT INFORMATION

This factsheet and the information herein is provided by Phillip Capital Management (S) Ltd ("PCM") for general information only and does not constitute a recommendation, an offer to sell, or a solicitation of any offer to invest in the product ("REITs ETF") mentioned herein. It does not have any regard to your specific investment objectives, financial situation and any of your particular needs. The information is subject to change at any time without notice. The value of the units and the income accruing to the units may fall or rise. You should read the Prospectus and the accompanying Product Highlights Sheet

("PHS") for disclosure of key features, key risks and other important information of the REITs ETF and obtain advice from a financial adviser ("FA") before making a commitment to invest in REITs ETF. In the event that you choose not to obtain advice from a FA, you should assess whether the REITs ETF is suitable for you before proceeding to invest. A copy of the Prospectus and PHS are available from PCM or any of its Participating Dealers ("PDs").

The REITs ETF is not like a typical unit trust as it is intended for the units of the REITs ETF (the "Units") to be listed and traded like any share on the Singapore Exchange Securities Trading Limited ("SGX-ST"). Listing on the SGX-ST does not guarantee a liquid market for the Units which may be traded at prices above or below its net asset value ("NAV") or may be suspended or delisted. Investors may buy or sell the Units on SGX-ST when it is listed. Investors cannot create or redeem Units directly with PCM and have no rights to request PCM to redeem or purchase their Units. Creation and redemption of Units can be done through PDs if investors are clients of the PDs, who have no obligation to agree to create or redeem Units on behalf of any investor and may impose terms and conditions in connection with such creation or redemption orders. Please refer to the Prospectus for more details.

Investments are subject to investment risks including the possible loss of the principal amount invested, and are not obligations of, deposits in, guaranteed or insured by PCM or any of its subsidiaries, associates, affiliates or PDs. Past performance is not necessarily indicative of the future or likely performance of the REITs ETF. There can be no assurance that investment objectives will be achieved.

The regular dividend distributions, either out of income and/or capital, are not guaranteed and subject to PCM's discretion. Such dividend distributions will reduce the available capital for reinvestment and may result in an immediate decrease in the NAV of the REITs ETF. Past payout yields (rates) and payments do not represent future payout yields (rates) and payments. Please refer to www.phillipfunds.com for more information in relation to the dividend distributions.

Any use of financial derivative instruments will be for hedging and/or for efficient portfolio management. PCM reserves the discretion to determine if currency exposure should be hedged actively, passively or not at all, in the best interest of the REITs ETF.

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