

Phillip Singapore Real Estate Income Fund

FEBRUARY 2017

INVESTMENT OBJECTIVE & FOCUS

The Sub-Fund seeks to achieve medium to long term capital appreciation and a regular stream of income by mainly investing in REITs listed in Singapore, including warrants, bonds and convertible bonds issued by the REITs

It is the Managers' intention to primarily invest the assets of the Sub-Fund into REITs listed in Singapore. The Managers may also invest up to a maximum amount of 10% of the Net Asset Value of the Sub-Fund into REITs listed outside Singapore. The Sub-Fund will invest in REITs that demonstrate capital appreciation opportunities and sustainable dividend growth potential.

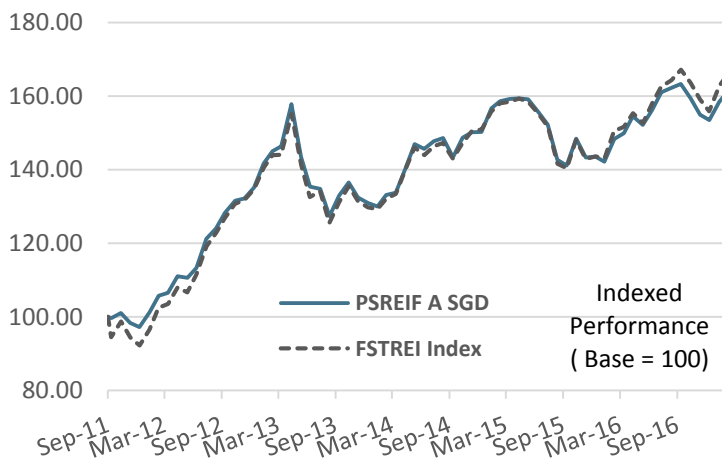
The Sub-Fund intends to offer regular dividends through quarterly distributions (or such other frequency as the Managers may determine from time to time). The Managers may only use financial derivative instruments for such purposes as may be permitted under the Code on Collective Investment Schemes, and for so long as the Phillip Singapore Real Estate Income Fund is a Qualifying CIS, for such purposes as may be permitted under the Standards of Qualifying CIS.

As long as the Phillip Singapore Real Estate Income Fund is a Qualifying CIS, it will not participate in securities lending and repurchase transactions.

FUND INFORMATION

Current Fund Size	S\$45.43 million
Investment Manager	Phillip Capital Management (S) Ltd
Inception Date	19 Sep 2011
Inception Price	S\$1.0000/ US\$1.0000
Dealing Frequency	Daily SGT 3.30pm
Pricing	Forward Pricing
Benchmark	FTSE Straits Times RE Investment Trusts Index
Initial Sales Charge	Currently up to 3%, maximum 3%
Subscription Mode	Cash/ SRS [^] (UR0559)
Switching Fee	Currently nil, maximum 1%, subject to a minimum of \$25
Realisation Fee	Currently nil, maximum 3%
Annual trustee fee, transfer agency and fund administration fees	Currently 0.09%, maximum 0.12% (Subject to a minimum of \$32,000)
Minimum Subsequent Investment	S\$100/ US\$100
Minimum Holdings	1,000 units

FUND PERFORMANCE (CLASS 'A' AS OF 28 FEB 2017)



TOTAL RETURNS	Fund (Class A SGD)	Benchmark
Since Inception	61.32%	66.01%
1 month	1.80%	1.97%
3 months	4.09%	4.32%
Year To Date	5.09%	6.50%
1 year	8.74%	10.27%
3 years	21.20%	25.66%
5 years	52.53%	62.06%

ANNUALISED RETURNS

	Fund (Class A SGD)	Benchmark
Since Inception	9.17%	9.75%
3 years Annualised Returns	6.62%	7.91%

Class 'A' - Retail Class

NAV Price	S\$1.2604
Bloomberg Ticker	SGD-PSREAIS SP Equity USD-PSREAIU SP Equity
ISIN Code	SGD - SG9999007892 USD - SG9999007918
Minimum Initial Investment	S\$1,000/ US\$1,000
Annual Management Fee	Currently 1.20%, Maximum 1.20%
Regular Savings Plan	Available for both SGD and USD Classes. Min Subsequent Investment S\$100 and US\$100 for respective classes

Class 'I' - Institutional Class

NAV Price	S\$1.2887
Bloomberg Ticker	SGD - PSREIIS SP Equity USD - PSREIIU SP Equity
ISIN Code	SGD - SG9999007884 USD - SG9999007900
Minimum Initial Investment	S\$500,000 / US\$500,000
Annual Management Fee	Currently 0.75%, Maximum 0.75%

[^]SRS is only available to the fund currency based in SGD.

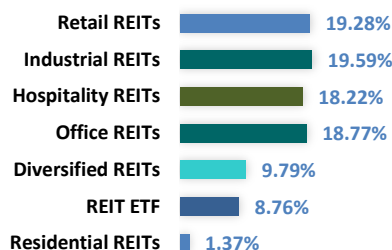
ASSET ALLOCATION

REITS	95.78%
Cash and Accruals	4.22%

Fund performance are cumulative returns and calculated on a Single Pricing basis with any dividends reinvested on a monthly basis. The FTSE ST RE Investment Trust Index based on a total return index. Sources: Phillip Capital Management (S) Ltd and Bloomberg as at 28 Feb 2017

Quarterly Dividend Payment (Last 4)

Ex-Date	Payment Date	Payout/Unit	Ann. Yield
1-Apr-16	15-Apr-16	S\$0.0161	5.21%
1-Jul-16	15-Jul-16	S\$0.0161	5.12%
3-Oct-16	12-Oct-16	S\$0.0161	4.97%
4-Jan-17	16-Jan-17	S\$0.0161	5.33%

Sector Allocation**Top Five Holdings**

Phillip SGX Dividend Leaders REIT ETF
 Capitaland Commercial Trust
 Frasers Hospitality Trust
 Capitaland Mall Trust
 Suntec REIT

Source: Bloomberg, Phillip Capital Management (S) Ltd as at 28 Feb 2017

IMPORTANT INFORMATION

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