

# Phillip Singapore Real Estate Income Fund

MAY 2018

## 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.

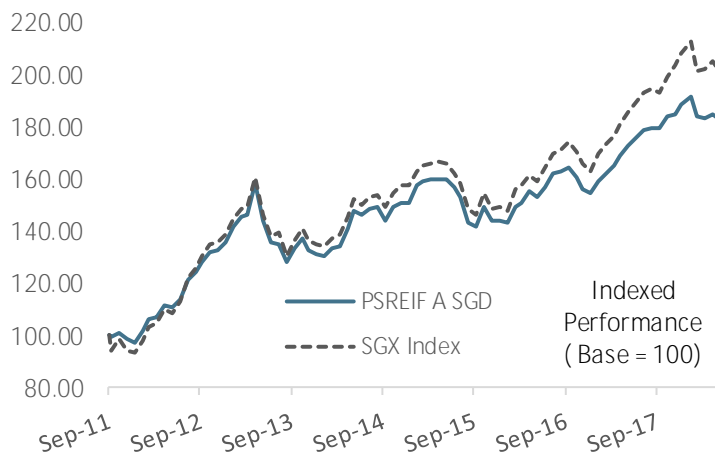
The Sub-Fund intends to offer regular dividends through quarterly distributions (or such other frequency as the Managers may determine from time to time). The Managers may only use financial derivative instruments for such purposes as may be permitted under the Code on Collective Investment Schemes, 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\$45.95 million
Investment Manager	Phillip Capital
Inception Date	19 Sep 2011
Inception Price	S\$1.0000/ US\$1.0000
Dealing Frequency	Daily SGT 3.30pm
Pricing	Forward Pricing
Benchmark	SGX S-REIT Total Return
Initial Sales Charge	Currently up to 3%,
Subscription Mode	Cash/ SRS <sup>^</sup> (UR0559)
Switching Fee	Currently nil, maximum 1%, subject to a minimum of \$25
Realisation Fee	Currently nil,
Annual trustee fee, transfer agency and fund administration fees	Currently 0.04%, maximum 0.12% (Subject to a minimum of \$32,000)
Minimum Subsequent	S\$100/ US\$100
Minimum Holdings	1,000 units

## FUND PERFORMANCE (CLASS 'A' AS OF 31 MAY 2018)



## Class 'A' - Retail Class

NAV Price	S\$1.3321
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

<sup>^</sup>SRS is only available to the fund currency based in SGD.

TOTAL RETURNS	Fund (Class A SGD)	Benchmark
Since Inception	82.90%	101.02%
1 month	-1.25%	-2.25%
3 months	-0.57%	-0.20%
Year To Date	-3.16%	-3.61%

## ANNUALISED RETURNS

1 year	6.07%	8.43%
3 years	4.58%	6.65%
5 years	4.91%	6.56%
Since Inception	9.43%	10.98%

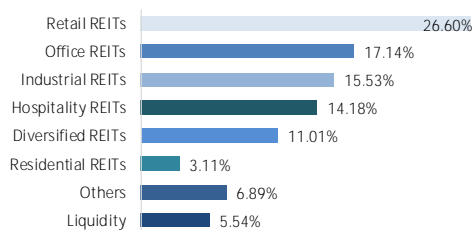
## ASSET ALLOCATION

REITS	95.28%
Cash and Accruals	4.72%

Fund performance are cumulative returns and calculated on a Single Pricing basis with any dividends reinvested on a monthly basis. The SGX S-REIT Total Return Index is a total return index. Sources: Phillip Capital Management (S) Ltd and Bloomberg as at 31 May 2018

**Quarterly Dividend Payment (Last 4)**

Ex-Date	Payment Date	Payout/Unit	Ann. Yield
3-Jul-17	14-Jul-17	S\$0.0163	4.88%
29-Sep-17	6-Oct-17	S\$0.018	5.37%
2-Jan-18	16-Jan-18	S\$0.018	5.14%
29-Mar-18	13-Apr-18	S\$0.018	5.37%

**Sector Allocation****Top Five Holdings**

Lion-Phillip S-REIT ETF  
 CapitaLand Mall Trust  
 Frasers Centrepoint Trust  
 Frasers Logistics & Industrial Trust  
 Manulife US Real Estate Investment

Source: Bloomberg, Phillip Capital Management (S) Ltd as at 31 May 2018

**IMPORTANT INFORMATION**

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