

Phillip Singapore Real Estate Income Fund

FEBRUARY 2019

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.

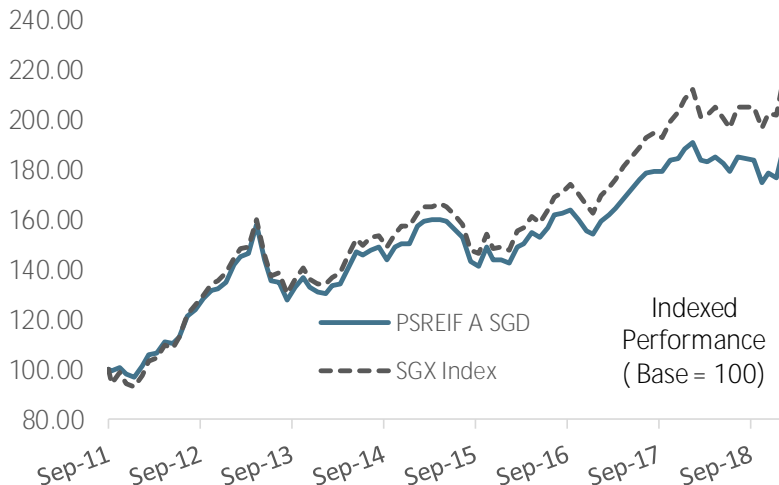
The Sub-Fund intends to offer regular dividends through quarterly distributions (or such other frequency as the Managers may determine from time to time).

The Managers may only use financial derivative instruments for such purposes as may be permitted under the Code.

FUND INFORMATION

Current Fund Size	S\$47.02million
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	SGX S-REIT Total Return 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 0.04%, maximum 0.12% (Subject to a minimum of \$32,000)
Minimum Subsequent Investment	S\$100/ US\$100
Minimum Holdings	1,000 units
Class 'A' - Retail Class	

FUND PERFORMANCE (CLASS 'A' AS OF 28 FEB 2019)



NAV Price	S\$1.3531
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

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

TOTAL RETURNS	Fund (Class A SGD)	Benchmark
Since Inception	91.73%	121.01%
1 month	0.70%	0.93%
3 months	7.14%	8.91%
Year To Date	8.10%	9.25%

ANNUALISED RETURNS

1 year	4.24%	9.72%
3 years	8.74%	12.36%
5 years	7.51%	9.98%
Since Inception	9.13%	11.23%

ASSET ALLOCATION

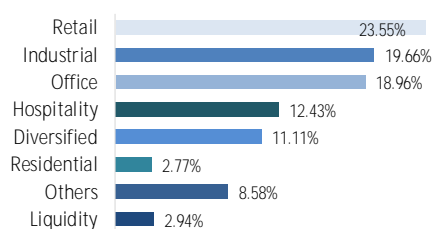
REITS	97.06%
Cash and Accruals	2.94%

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 28 Feb 2019

Quarterly Dividend Payment (Last 4)

Ex-Date	Payment Date	Payout/Unit	Ann. Yield
29-Mar-18	13-Apr-18	S\$0.018	5.37%
2-July-18	13-July-18	S\$0.018	5.48%
1-Oct-18	12-Oct-18	S\$0.018	5.79%
31-Dec-18	12-Jan-19	S\$0.013	5.33%

Sector Allocation



Top Five Holdings

Lion-Phillip S-REIT ETF
 Ascendas REIT
 Manulife US REIT
 Keppel DC REIT
 Frasers Hospitality Trust

Source: Bloomberg, Phillip Capital Management (S) Ltd as at 28 Feb 2019

IMPORTANT INFORMATION

This factsheet and 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 to invest in the fund(s) 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 relevant prospectus and the accompanying product highlights sheet ("PHS") for disclosure of key features, key risks and other important information of the relevant fund (s) and obtain advice from a financial adviser ("FA") before making a commitment to invest in the fund(s). In the event that you choose not to obtain advice from a FA, you should assess whether the fund(s) is/are suitable for you before proceeding to invest. A copy of the prospectus and PHS are available from PCM or any of its authorized distributors.

Investments are subject to investment risks including the possible loss of the principal amount invested. Past performance is not necessarily indicative of the future or likely performance of the fund(s). There can be no assurance that investment objectives will be achieved. Any use of financial derivative instruments will be for hedging and/or for efficient portfolio management.

Investments in the fund(s) managed by PCM are not obligations of, deposits in, or guaranteed by PCM or any of its affiliates.

PhillipCapital Group of Companies, including PCM, their affiliates and/or their officers, directors and/or employees may own or have positions in the investments mentioned herein or related thereto. This publication and Information herein are not for any person in any jurisdiction or country where such distribution or availability for use would contravene any applicable law or regulation or would subject PCM to any registration or licensing requirement in such jurisdiction or country. The fund(s) is/are not offered to U.S. Persons

The regular dividend distributions, where applicable, are paid either out of income and/or capital, not guaranteed and are subject to PCM's discretion. Such dividend distributions will reduce the available capital for reinvestment and may result in an immediate decrease in the net asset value of the fund(s). 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.

The information provided herein is based on certain information, conditions and/or assumptions available as at the date of this publication that may be obtained, provided or compiled from public and/or third party sources which PCM has no reason to believe are unreliable; and may contain optimistic statements/opinions/views regarding future events or future financial performance of countries, markets or companies. Any opinion or view herein is an expression of belief of the individual author or the indicated source (as applicable) only. PCM makes no representation or warranty that such information is accurate, complete, verified or should be relied upon as such. You must make your own financial assessment of the relevance, accuracy and adequacy of the information in this factsheet. Accordingly, no warranty whatsoever is given and no liability whatsoever is accepted for any loss or consequences arising whether directly or indirectly as a result of your acting based on the information in this factsheet.

The information does not constitute, and should not be used as a substitute for, tax, legal or investment advice. The information should not be relied upon exclusively or as authoritative without further being subject to your own independent verification and exercise of judgement.