

PHILLIP SELECT FUND

ANNUAL REPORT

Year ended 30 September 2021



Phillip Capital Management

(A member of PhillipCapital)

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Phillip Select Fund

MANAGER

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(Company Registration No. 199905233W)

DIRECTORS OF THE MANAGER

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Jeffrey Lee Chay Khiong
Linus Lim Wen Sheong
Lim Wah Sai
Louis Wong Wai Kit

TRUSTEE & REGISTRAR

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CUSTODIAN AND FUND ADMINISTRATOR

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AUDITORS

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Manager's Investment Report

Phillip Singapore Real Estate Income Fund

The Fund (Class I SGD) recorded a positive 3.56% return for the financial year ended 30 September 2021.

For the financial year, the Fund paid out a total distribution of 5.1 Singapore cents, which provided a yield of 4.02% on the Fund's Net Asset Value.

As of end-September 2021, the weighted average dividend yield of the portfolio was 3.98%. The yield spread between Singapore REITs and 10-year Singapore Government Securities (at 1.57%) narrowed significantly to about 241bps near historical average. The narrow spreads were due to last year's lower SGS yields at 0.85% and overall 20% reduction of DPU from the REITs.

Market Review

The highly contagious Delta variant outbreaks marred Singapore's economic growth in the second and third quarters of 2021. The resurgence first sent us back to Phase 2 - Heightened Alert (HA) from May to mid-June, resulting in a 1.4% GDP contraction from 1Q21. In 3Q21, Singapore's GDP grew slightly by 0.8% q-o-q and 6.5% y-o-y based on the Ministry of Trade and Industry's (MTI) advance estimates. The slowdown from the 2Q21's 15.2% y-o-y growth was due to the return to Phase 2 (HA) again in July. The Singapore government had extended an additional S\$1.1 billion support for businesses and workers affected by the tightened measures while also pivoting the country to a 'living with COVID-19' strategy, stating that the country would rely on vaccination and effective safeguards moving forward despite potential the future spikes in cases. On a positive note, Singapore had achieved an 80% inoculation rate by mid-September. The Vaccinated Travel Lanes (VTLs) with Germany and Brunei had also commenced on 8 September, a momentous step in reopening the border and good news overall for the sectors deeply affected by the pandemic.

Market sentiment during the period was also centered around rising inflation and interest rate concerns. In September, Singapore's overall inflation, as indicated by the Consumer Price Index (CPI) increased from 0.8% to 2.5%, while MAS core inflation rate rose from 0.5% to 1.2%. Globally, inflation remained elevated due to supply chain bottlenecks, labor shortages, energy crunch, and global demand rebounds. The U.S. Federal Reserve's seemingly hawkish stance on tapering kept investors on edge despite stating that there would be no hiking of rates anytime soon. The yield curve had flattened mainly from April to September as the US 10-year treasury yield dropped by 22 bps to 1.52%, and the 2-year gained 12 bps to reach 0.28%. The treasury yield spread decreased by 34 bps to 1.24%.

Overall, the landscape of S-REITs has been mixed. Major Singapore REITs continue to expand their overseas property portfolios and boost their distribution per unit.

The estimated initial net rental yields of their recent major overseas acquisitions at about 4.2-7.4% were above the average cost of debt, at around 2.3%. Ascendas REIT and Mapletree Logistics Trust are relatively active compared with their peers in expanding their portfolios.

Phillip Select Fund

Segments review

Hospitality was kept afloat by mainly isolated demand, in addition to staycation and long-stay corporate contracts. Average hotels occupancy continued to be suppressed at 63%, while the pandemic had a lesser impact on longer-stay lodgings such as serviced residences.

The office segment saw further exits and trimming down of footprint by banks and financial services firms such as DBS, Societe Generale, and JP Morgan. Cat 1 office occupancy of 87.6% is slightly ahead compared to Cat 2's 86.8% in the third quarter. However, Cat 1 and 2 occupancies and rentals are still below last year's overall mark.

We continue to see higher occupancy rate, footfall, and tenant sales among suburban malls in the retail segment. Suburban malls had a higher average occupancy of 93.8% in 3Q21 compared to Orchard Rd and other central malls' 88.7%. Rental slipped by 0.6% y-o-y for suburban malls and 2.3% y-o-y for downtown malls. Overall retail footfall remained around 55-65% of pre-pandemic levels, but tenant sales have edged up to a range of 70-90% as tenants grasped the need to evolve with digitalization and to pivot their businesses to retain sales.

Industrial stayed resilient and well supported by demand from e-commerce, third-party logistics, and the manufacturing sector.

Healthcare REITs were still suffering from the traffic decline in medical tourism. However, the overflow of demand for isolation beds from the public healthcare system has relatively limited the impact.

Outlook

Moving forward, we expect Singapore's economy to regain its growth momentum in line with relaxed social distancing and borders restrictions. The MTI's GDP growth forecast range for 2021 is reasonable at 6-7%. Although the recent spike in cases was worrying, the outlook for economic growth remained positive as Singapore and more countries globally are ramping up their respective vaccination program and have shifted to treat the virus as endemic.

The high level of inflation is likely to stay, at least until the fourth quarter, because companies worldwide are still struggling with the supply-demand mismatch due to post-pandemic rebound in demand and reduced industrial production caused by the lengthy pandemic shutdowns. Rising inflation will usually demand an increase in the interest rate and tightening of monetary policies. However, due to the Delta variant outbreaks, global economic growth is still below most central banks' targets, especially in Southeast Asia. With today's jagged recovery pace, a rates hike seemed unlikely for the next one to two years.

On the S-REIT outlook, we expect resilient occupancy and rental growth for offices in the mid to long term due to the limited office supply in the next three to five years. Singapore's neutral political stance and stability are still attractive for companies to maintain their presence here. The office segment currently has the best dividend yield of 5.5% out of all the segments while being slightly undervalued at 0.93 Price-to-Book (PB). Cat 1 office will still be better positioned than Cat 2 offices due to location and other amenities that entice employees to return to office.

Retail is another leading segment when we evaluate based on valuation and yield combination. It is fairly valued at 1.03 PB with a reasonable dividend yield of 4.8%, although rental growth will likely remain weak due to cautious sentiments of tenants. Suburban and domestic will still form the majority of the key market in the near term due to recurring pressure from WFH arrangements and weak travel demand. Central malls will recover their momentum once the office crowd returns. VTLs opening is also a positive sign for locations targeted to tourists, although tourist numbers are not sizeable yet, as of now.

Phillip Select Fund

Hospitality is an excellent opportunity now for a recovery play due to borders reopening worldwide. The segment was the hardest hit with the tourism sector, resulting in an attractive valuation at 0.9 PB, the lowest among all S-REIT sectors, with yield suppressed at 3.8%. We think that accommodation will still be relevant due to the pent-up travel demand from lockdowns worldwide and travelers' recreational needs. However, we do want to remain cautious as the recovery pace is fragile and subject to future outbreaks. Travel is returning due to VTLs, but the numbers are still relatively small. September inbound visitor arrivals increased to around 19,000, a 100% y-o-y growth but still a fraction of pre-COVID's 1.5 to 1.8 million visitors per month.

Outlook for Industrial S-REITs is also positive in the long term. The segment will stay well supported by e-commerce and manufacturing demand. The appetite for data centers will continue to increase in tandem with 5G growth. There are also not many markets that currently offer exposure to the data centers space other than Singapore. However, do keep in mind the high-entry point due to the rich valuation of around 1.4 PB. Industrial's 5.1% dividend yield is also lagging that of offices of 5.5%, leaving little room for growth when bought within the high valuation.

Healthcare segment is the most expensive at 2.22 PB, while its 3.9% yield is the second-lowest after hospitality's 3.8%. In the long-term, the sector is in line with demand driven by an aging population, the rise of lifestyle-induced diseases, and growing disposable income that will inevitably lead to a higher demand for higher quality healthcare and aged care services. But for the near term, expect the segment to be sustained by isolation bed demand.

Conclusion

S-REITs remain attractive for investors in the current climate as real estate asset value and rental income will usually scale up with rising prices. Globally, REIT has been the best inflation-adjusted asset class for the past 20 years. The US-REIT dividend growth has outpaced the annual inflation rate, as measured by the Consumer Price Index, except in 2002 and 2009.

The Fund has returned 7.63% annualized for the past ten years, outperforming the average MAS core inflation rate of 1.32% for the same period. S-REITs and Property Trusts also retained the highest yield of 6.1% compared to other asset classes such as the STI's 3.5% and MAS 10-year Govt Bond's 1.6%.

Phillip Select Fund

Report to the Unitholders Year ended 30 September 2021

The following contains additional information relating to the Phillip Singapore Real Estate Income Fund (the "-Sub-Fund").

1. Distribution of investments

Please refer to the Statement of Portfolio on pages 18 to 19.

2. Schedule of investments by asset class

Asset Class	Fair value at 30 September 2021 S\$	Percentage of total net assets attributable to unitholders at 30 September 2021 %
Real Estate Investment Trusts	59,362,027	88.59
Exchange Traded Funds	3,813,395	5.69
Cash and cash equivalents	5,243,128	7.82
Other net liabilities	(1,410,157)	(2.10)
Net assets attributable to unitholders	<u>67,008,393</u>	<u>100.00</u>

Phillip Select Fund

Report to the Unitholders Year ended 30 September 2021

3. Top 10 holdings

Phillip Singapore Real Estate Income Fund

10 largest holdings at 30 September 2021	Fair value at	Percentage of total
	30 September 2021 S\$	net assets attributable to unitholders at 30 September 2021 %
Ascendas Real Estate Investment Trust	6,756,939	10.08
Capitaland Integrated Commercial Trust	6,190,044	9.24
Mapletree Industrial Trust	5,571,765	8.32
Keppel DC REIT	5,262,456	7.85
Mapletree Commercial Trust	4,701,591	7.02
Phillip SGX APAC Dividend Leaders REIT ETF	3,712,799	5.54
Frasers Logistics & Commercial Trust	3,586,791	5.35
Frasers Centrepoint Trust	2,707,894	4.04
Mapletree North Asia Commercial Trust	2,495,346	3.72
Suntec Real Estate Investment Trust	2,181,120	3.25

10 largest holdings at 30 September 2020	Fair value at	Percentage of total
	30 September 2020 S\$	net assets attributable to unitholders at 30 September 2020 %
Ascendas Real Estate Investment Trust	5,284,022	8.14
Capitaland Mall Trust	4,257,292	6.56
Mapletree Logistics Trust	4,107,395	6.33
Mapletree Commercial Trust	3,855,944	5.94
Capitaland Commercial Trust	3,247,274	5.00
Mapletree Industrial Trust	2,727,299	4.20
Keppel DC REIT	2,149,844	3.31
Frasers Logistics & Commercial Trust	2,097,921	3.23
Suntec Real Estate Investment Trust	1,821,200	2.81
Mapletree North Asia Commercial Trust	1,716,521	2.64

4. Exposure to financial derivatives

	Fair value as at	Percentage of	Unrealised	Realised
	30 September	total net assets		
	2021	attributable to	S\$	S\$
	S\$	unitholders as at		
		30 September		
		2021		
		%		
Futures contracts	-	-	-	(617,399)

**Report to the Unitholders
Year ended 30 September 2021**

5. Global exposure to financial derivatives

The global exposure to financial derivatives is computed using the commitment approach which is calculated as the sum of:

- a. the absolute value of the exposure of each individual financial derivative not involved in netting or hedging arrangements;
- b. the absolute value of the net exposure of each individual financial derivative after netting or hedging arrangements; and
- c. the sum of the values of cash collateral received pursuant to:
 - i. the reduction of exposure to counterparties of OTC financial derivatives; and
 - ii. EPM techniques relating to securities lending and repurchase transactions, and that are reinvested.

6. Collateral

Nil.

7. Securities lending or repurchase transactions

Nil.

8. Amount and percentage of total fund size invested in other unit trusts, mutual funds and collective investment schemes

Please refer to Statement of Portfolio on page 16 to 18.

9. Amount and percentage of borrowings of total fund size as at 30 September 2021

Nil.

Phillip Select Fund

Report to the Unitholders Year ended 30 September 2021

10. Amount of units created and cancelled for the financial year ended 30 September 2021

	Class A SGD S\$	Class A USD S\$	Class I SGD S\$	Class I USD S\$
Total amount of redemptions	(41,043,933)	(269,730)	(9,703,229)	-
Total amount of subscriptions	51,587,929	390,719	1,717,906	7,546

11. Turnover ratio

Please refer to Note 11 of Notes to Financial Statements.

12. Expense ratio

Please refer to Note 11 of Notes to Financial Statements.

13. Performance of Sub-Fund as at 30 September 2021

	Class A		Class I		Benchmark
	SGD	USD	SGD	USD	
Cumulative (%) *					
3 months	0.19	-0.79	0.25	-0.75	-0.23
6 months	0.58	-0.45	0.76	-0.29	1.32
1 year	3.63	5.45	4.06	5.80	6.43
3 years	12.96	20.09	14.54	21.39	23.99
5 years	26.56	34.28	29.58	37.02	44.36
10 years	108.78	-	117.41	-	158.60
Since inception **	107.94	42.10	116.67	49.24	143.79
Annualised (%)					
1 year	3.63	5.45	4.06	5.80	6.43
3 years	4.15	6.29	4.63	6.68	7.43
5 years	4.82	6.07	5.32	6.50	7.62
10 years	7.64	-	8.08	-	9.97
Since inception **	7.57	4.33	8.01	5.54	9.28

* Cumulative returns are calculated on a bid to bid basis, with net dividends reinvested. The Benchmark for which the Sub-Fund is measured against is the SGX S-REIT Index.

** Inception Date: 19 September 2011 (Class A SGD Units and Class I SGD Units) / 29 April 2014 (Class I USD Units) / 17 July 2013 (Class A USD Units)
Source: Bloomberg

14. Related party transactions

Please refer to Note 10 of Notes to Financial Statements.

15. Any other material information that will adversely impact the valuation of the Sub-Fund.

Nil.

**Report to the Unitholders
Year ended 30 September 2021**

16. For schemes which invest more than 30% of their deposited property in another scheme, the following key information on the second mentioned scheme ("the underlying scheme") should be disclosed as well.

- (i) Top 10 holdings at market value and as percentage of NAV as at 30 September 2021 and 30 September 2020.

Not applicable.

- (ii) Expense ratios for the period 30 September 2021 and 30 September 2020.

Not applicable.

- (iii) Turnover ratios for the period 30 September 2021 and 30 September 2020.

Not applicable

17. Soft dollar commissions

The Manager may receive or enter into soft-dollar commissions or arrangements. The Manager will comply with applicable regulatory and industry standards on soft-dollars. The soft-dollar commissions which the Manager may receive include research and advisory services, economic and political analyses, portfolio analyses including valuation and performance measurements, market analyses, data and quotation services, computer hardware and software or any other information facilities to the extent that they are used to support the investment decision making process, the giving of advice, or the conduct of research or analysis and custodial service in relation to the investments managed for clients. The soft dollar credits utilised are not allocated on a specific client basis. The brokers also execute trades for other funds managed by the Manager.

The Manager will not accept or enter into soft dollar commissions or arrangements unless such soft-dollar commissions or arrangements would, in the opinion of the Manager, assist the Manager in its management of clients' funds, provided that the Manager shall ensure at all times that transactions are executed on the best available terms taking into account the relevant market at the time for transactions of the kind and size concerned, and that no unnecessary trades are entered into in order to qualify for such soft-dollar commissions or arrangements.

The Manager does not, and is not entitled to retain cash rebates for its own account in respect of rebates earned when transacting in securities for the account of the Sub-Fund.

During the period, soft dollar services received from each broker were investment research and publications, data and quotation services. Soft dollar services were received from the Manager's panel of brokers which executed transactions for the Sub-Fund and other funds managed by the Manager.

Report of the Trustee

The Trustee is under a duty to take into custody and hold the assets of Phillip Select Fund in trust for the unitholders. In accordance with the Securities and Futures Act (Cap. 289), its subsidiary legislation and the Code on Collective Investment Schemes, the Trustee shall monitor the activities of the Manager for compliance with the limitations imposed on the investment and borrowing powers as set out in the Trust Deed in each annual accounting year and report thereon to unitholders in an annual report.

To the best knowledge of the Trustee, the Manager has, in all material respects, managed Phillip Select Fund during the period covered by these financial statements, set out on pages 15 to 31, in accordance with the limitations imposed on the investment and borrowing powers set out in the Trust Deed.

For and on behalf of the Trustee
BNP Paribas Trust Services Singapore Limited

Authorised signatory

21 December 2021

Statement by the Manager

In the opinion of the directors of Phillip Capital Management (S) Ltd, the accompanying financial statements set out on pages 15 to 31, comprising the Statement of Total Return, Statement of Financial Position, Statement of Movements of Unitholders' Funds, Statement of Portfolio and Notes to the Financial Statements are drawn up so as to present fairly, in all material respects, the financial position and the portfolio holdings of Phillip Select Fund as at 30 September 2021, and the financial performance and movements in unitholders' funds for the year then ended in accordance with the recommendations of Statement of Recommended Accounting Practice 7 "*Reporting Framework for Investment Funds*" issued by the Institute of Singapore Chartered Accountants. At the date of this statement, there are reasonable grounds to believe that the managed Phillip Select Fund will be able to meet its financial obligations as and when they materialise.

For and on behalf of the Manager
Phillip Capital Management (S) Ltd

Jeffrey Lee Chay Khiong
Director

21 December 2021

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Independent auditors' report

Unitholders

Phillip Select Fund

(Constituted under a Trust Deed in the Republic of Singapore)

Opinion

We have audited the financial statements of Phillip Select Fund (the "Fund"), which comprise the Statement of Financial Position and Statement of Portfolio as at 30 September 2021, the Statement of Total Return and Statement of Movements of Unitholders' Funds for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, as set out on pages 15 to 31.

In our opinion, the accompanying financial statements are properly drawn up in accordance with the recommendations of Statement of Recommended Accounting Practice 7 "*Reporting Framework for Investment Funds*" issued by the Institute of Singapore Chartered Accountants so as to present fairly, in all material respects, the financial position and portfolio holdings of the Fund as at 30 September 2021 and the financial performance and movements in unitholders' funds for the year ended on that date.

Basis for opinion

We conducted our audit in accordance with Singapore Standards on Auditing ("SSAs"). Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Fund in accordance with the Accounting and Corporate Regulatory Authority *Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities* ("ACRA Code") together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other information

Phillip Capital Management (S) Ltd, the Manager of the Fund ('the Manager'), is responsible for the other information contained in the annual report. Other information is defined as all information in the annual report, other than the financial statements and our auditors' report thereon.

We have obtained all other information prior to the date of this auditors' report.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Manager for the financial statements

The Manager is responsible for the preparation and fair presentation of these financial statements in accordance with the recommendations of RAP 7 issued by the Institute of Singapore Chartered Accountants, and for such internal control as the Manager determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Manager is responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Manager either intends to terminate the Fund or to cease the Fund's operations, or has no realistic alternative but to do so.

The Manager's responsibilities include overseeing the Fund's financial reporting process.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls.
- Obtain an understanding of internal controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Manager.

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- Conclude on the appropriateness of the Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the Manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal controls that we identify during our audit.

KPMG LLP
*Public Accountants and
Chartered Accountants*

Singapore

21 December 2021

KPMG LLP (Registration No. T08LL1267L), an accounting limited liability partnership registered in Singapore under the Limited Liability Partnership Act (Chapter 163A) and a member firm of the KPMG network of independent member firms affiliated with KPMG International Cooperative ("KPMG International"), a private English company limited by guarantee.

Statement of Total Return
Year ended 30 September 2021

		Phillip Singapore Real Estate Income Fund	
	Note	2021	2020
		S\$	S\$
Income			
Dividends		2,694,694	1,960,801
Interest		-	129
		2,694,694	1,960,930
Less:			
Expenses			
Management fees		651,314	527,612
Less: Management fee rebates		(148)	(65,332)
Registrar fees		6,292	5,394
Trustee fees		25,167	21,576
Custody fees		75,867	66,623
Audit fees		14,961	15,041
Transaction fees		159,726	177,876
Valuation fees		25,167	21,576
Other expenses		75,822	2,169
		1,034,168	772,535
Net income		1,660,526	1,188,395
Net gains or losses on value of investments and financial derivatives			
Net gains/(losses) on investments		1,245,719	(4,132,583)
Net (losses)/gains on financial derivatives		(617,399)	127,811
Net losses on foreign exchange		(6,788)	(7,949)
		621,532	(4,012,721)
Total return/(deficit) for the year before income tax		2,282,058	(2,824,326)
Less: Income tax	7	(295,539)	(227,178)
Total return/(deficit) for the year after income tax before distribution		1,986,519	(3,051,504)

The accompanying notes form an integral part of these financial statements

Statement of Financial Position
As at 30 September 2021

Phillip Singapore Real Estate Income Fund			
	Note	2021	2020
		S\$	S\$
Assets			
Portfolio of investments		63,175,422	49,961,237
Sales awaiting settlement		680,484	-
Receivables	3	1,575,062	4,172,492
Cash and cash equivalents	4	5,243,128	11,941,181
Total assets		70,674,096	66,074,910
Liabilities			
Payables	5	1,633,533	1,166,094
Purchases awaiting settlement		2,032,170	-
Total liabilities		3,665,703	1,166,094
Equity			
Net assets attributable to unitholders	6	67,008,393	64,908,816

The accompanying notes form an integral part of these financial statements

Statement of Movements of Unitholders' Funds
Year ended 30 September 2021

		Phillip Singapore Real Estate Income Fund	
	Note	2021	2020
		S\$	S\$
Net assets attributable to unitholders at the beginning of the financial year		64,908,816	55,695,642
Operations			
Change in net assets attributable to unitholders resulting from operations		1,986,519	(3,051,504)
Unitholders' contributions/(withdrawals)			
Creation of units		53,704,100	43,882,816
Cancellation of units		(51,016,892)	(28,430,130)
Change in net assets attributable to unitholders resulting from net creation and cancellation of units		2,687,208	15,452,686
Distributions	8	(2,574,150)	(3,188,008)
Total increases in net assets attributable to unitholders		2,099,577	9,213,174
Net assets attributable to unitholders at the end of the financial year	6	67,008,393	64,908,816

The accompanying notes form an integral part of these financial statements

**Statement of Portfolio
As at 30 September 2021**

Phillip Singapore Real Estate Income Fund

By Geography (Primary)

	Holdings at 30 September 2021	Fair value at 30 September 2021 S\$	Percentage of total net assets attributable to unitholders at 30 September 2021 %
Quoted			
HONG KONG SAR			
Hui Xian Real Estate Investment Trust	300,000	94,536	0.14
Link REIT	64,000	744,992	1.11
		839,528	1.25
SINGAPORE			
AIMS APAC REIT	7,175	10,332	0.02
ARA LOGOS Logistics Trust	54,600	50,232	0.07
Ascendas India Trust	1,105,600	1,581,008	2.36
Ascendas Real Estate Investment Trust	2,252,313	6,756,939	10.08
Ascott Residence Trust	1,315,061	1,216,431	1.82
Capitaland China Trust	1,115,628	1,383,379	2.06
Capitaland Integrated Commercial Trust	3,049,283	6,190,044	9.24
CDL Hospitality Trusts	1,028,420	1,069,557	1.60
Cromwell European Real Estate Investment Trust	228,700	939,144	1.40
EC World Real Estate Investment Trust	328,400	262,720	0.39
ESR-REIT	3,458,674	1,608,283	2.40
Far East Hospitality Trust	1,576,100	977,182	1.46
Frasers Centrepoint Trust	1,192,905	2,707,894	4.04
Frasers Hospitality Trust	393,013	178,821	0.27
Frasers Logistics & Commercial Trust	2,359,731	3,586,791	5.35
IREIT Global	344,700	220,608	0.33
Keppel DC REIT	2,121,958	5,262,456	7.85
Keppel Pacific OAK US REIT	1,355,000	1,444,008	2.15
Keppel REIT	564,694	598,576	0.89
Lendlease Global Commercial REIT	620,000	539,400	0.80
Lippo Malls Indonesia Retail Trust	17	1	-
Manulife US Real Estate Investment Trust	1,922,780	1,827,209	2.73
Mapletree Commercial Trust	2,271,300	4,701,591	7.02
Mapletree Industrial Trust	2,004,232	5,571,765	8.32
Mapletree Logistics Trust	1,056,364	2,154,983	3.22
Mapletree North Asia Commercial Trust	2,585,851	2,495,346	3.72
OUE Commercial Real Estate Investment Trust	1,686,640	767,421	1.15
Parkway Life Real Estate Investment Trust	612	2,846	0.00
Phillip SGX APAC Dividend Leaders REIT ETF	2,627,600	3,712,799	5.54
Prime US REIT	350,000	406,251	0.61
SPH REIT	1,180,000	1,109,200	1.66
Starhill Global REIT	1,153,538	720,961	1.08
Suntec Real Estate Investment Trust	1,536,000	2,181,120	3.25
		62,235,298	92.88
UNITED STATES OF AMERICA			
Proshares VIX Short-Term Futures ETF	3,250	100,596	0.15
		100,596	0.15
Portfolio of investments		63,175,422	94.28
Other net assets		3,832,971	5.72
Net assets attributable to unitholders		67,008,393	100.00

The accompanying notes form an integral part of these financial statements

Statement of Portfolio
As at 30 September 2021

Phillip Singapore Real Estate Income Fund

By Geography (Summary)

	Fair value at 30 September 2021 S\$	Percentage of total net assets attributable to unitholders at 30 September 2021 %	Percentage of total net assets attributable to unitholders at 30 September 2020 %
Quoted			
Australia	-	-	1.08
Hong Kong SAR	839,528	1.25	0.79
Singapore	62,235,298	92.88	74.54
United States of America	100,596	0.15	0.56
Portfolio of investments	63,175,422	94.28	76.97
Other net assets	3,832,971	5.72	23.03
Net assets attributable to unitholders	67,008,393	100.00	100.00

Phillip Singapore Real Estate Income Fund

By Industry (Secondary)

	Fair value at 30 September 2021 S\$	Percentage of total net assets attributable to unitholders at 30 September 2021 %	Percentage of total net assets attributable to unitholders at 30 September 2020 %
Real Estate Investment Trust*	63,074,826	94.13	76.41
Financial	100,596	0.15	0.56
Portfolio of investments	63,175,422	94.28	76.97
Other net assets	3,832,971	5.72	23.03
Net assets attributable to unitholders	67,008,393	100.00	100.00

* A trust or company is defined as a Real Estate Investment Trust, if such trust's or company's business sector is classified as "Residential and Commercial REITs" under the Thomson Reuters Business Classification.

Notes to the Financial Statements

These notes form an integral part of the financial statements

1 Domicile and activities

Phillip Select Fund (the "Fund") is an open-ended Unit Trust constituted pursuant to the Trust Deed dated 12 July 2011 together with its Amended and Restated Deeds and its Supplemental Deeds thereon (collectively referred to as the "Trust Deed") between Phillip Capital Management (S) Ltd as the Manager and BNP Paribas Trust Services Singapore Ltd as the Trustee. The Trust Deed is governed by and construed in accordance with the laws of the Republic of Singapore.

The Fund offers one sub-fund (the "Sub-Fund"), Phillip Singapore Real Estate Income Fund, which was first offered for subscription on 16 August 2011.

The investment objective of Phillip Singapore Real Estate Income Fund is to achieve medium to long term capital appreciation and a regular stream of income by primarily investing in Real Estate Investment Trusts ("REITs") listed in Singapore, including warrants, bonds and convertible bonds issued by the REITs. 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 Sub-Fund is benchmarked against the SGX S-REIT Index.

2 Significant accounting policies

2.1 Basis of preparation

The financial statements, expressed in Singapore dollars ("S\$"), have been prepared under the historical cost basis, as modified by the revaluation of investments, and in accordance with the Statement of Recommended Accounting Practice 7 "*Reporting Framework for Investment Funds*" revised and issued by the Institute of Singapore Chartered Accountants.

For the purposes of preparation of these financial statements, the basis used for calculating the expense ratio and turnover ratio are in accordance with the guidelines issued by the Investment Management Association of Singapore ("IMAS") and the Code on Collective Investment Schemes under the Securities and Futures Act (Cap 289) respectively.

2.2 Basis of valuation of investments

Quoted investments are stated at fair value at the reporting date. Unrealised gains/losses on investments are represented by the difference between the fair value and the carrying value of investments and are recognised in the Statement of Total Return. Realised gains and losses upon disposal of investments are computed on the basis of the difference between the carrying value and the selling price of investments on trade date and are taken to the Statement of Total Return.

2. Significant accounting policies (continued)

2.3 Financial derivatives

Derivatives are recognised initially at fair value; attributable transaction costs are recognised in the Statement of Total Return when incurred. Subsequent to initial recognition, derivatives are measured at fair value, and changes in fair value therein are recognised in the Statement of Total Return.

2.4 Recognition of income

Dividend income is recognised when declared and is stated gross of tax credits.

Interest income is recognised using the effective interest method accrued over the duration of the contract.

2.5 Foreign currency translation

Transactions in foreign currencies are translated at the exchange rate at the date of transaction. Monetary assets and liabilities denominated in foreign currencies at the reporting date are translated at exchange rates at the reporting date. The exchange differences pertaining to investments and other monetary assets and liabilities denominated in foreign currencies are recognised in "net gains/(losses) on investments" and "net (losses)/gains on foreign exchange" respectively in the Statement of Total Return.

2.6 Income tax expense

The Fund is a designated unit trust under the Singapore Income Tax Act (Chapter 134). As a result, the following sources of income are not subjected to Singapore tax at the sub-fund level:

- (i) gains or profits derived from Singapore or elsewhere from the disposal of securities;
- (ii) interest (other than interest for which Singapore tax has been withheld); and
- (iii) dividends derived from outside Singapore and received in Singapore.

2.7 Cash and cash equivalents

Cash and cash equivalents comprise cash and bank balances and amounts held with brokers. Cash equivalents are short-term highly liquid investments that are readily convertible to known amounts of cash and are subject to an insignificant risk of changes in value.

2.8 Net assets attributable to unitholders

Net assets attributable to unitholders are classified as equity.

3 Receivables

	Phillip Singapore Real Estate Income Fund	
	2021	2020
	S\$	S\$
Receivable from unitholders for creation of units	1,549,530	4,170,765
Dividends receivable	25,043	-
Other receivables	489	1,727
	<u>1,575,062</u>	<u>4,172,492</u>

4 Cash and cash equivalents

	Phillip Singapore Real Estate Income Fund	
	2021	2020
	S\$	S\$
Bank balances	5,077,845	11,421,726
Amount held with brokers	165,283	519,455
	<u>5,243,128</u>	<u>11,941,181</u>

The bank balances are placed with a financial institution related to the Trustee.

5 Payables

	Phillip Singapore Real Estate Income Fund	
	2021	2020
	S\$	S\$
Payable to unitholders for cancellation of units	765,992	154,866
Distribution payable in respect of final distribution	689,009	901,732
Management fee payable	123,305	50,830
Other payables and accrued expenses	55,227	58,666
	<u>1,633,533</u>	<u>1,166,094</u>

6 Units in issue

During the year the number of units issued, redeemed and outstanding were as follows:

	Phillip Singapore Real Estate Income Fund	
	2021	2020
Class A SGD Units		
Units at beginning of the year	29,741,107	19,472,397
Units created	40,196,965	29,059,863
Units cancelled	(31,769,628)	(18,791,153)
Units at end of the year	<u>38,168,444</u>	<u>29,741,107</u>
Net assets attributable to unitholders - S\$	47,895,407	37,830,075
Net asset value per unit - S\$	<u>1.2548</u>	<u>1.2719</u>

6 Units in issue (continued)

	Phillip Singapore Real Estate Income Fund	
	2021	2020
Class A USD Units		
Units at beginning of the year	566,162	668,289
Units created	307,194	272,719
Units cancelled	(211,269)	(374,846)
Units at end of the year	662,087	566,162
Net assets attributable to unitholders - S\$	819,746	711,737
Net asset value per unit - S\$	1.2381	1.2571
Class I SGD Units		
Units at beginning of the year	19,653,785	17,669,527
Units created	1,264,707	4,558,145
Units cancelled	(7,212,635)	(2,573,887)
Units at end of the year	13,705,857	19,653,785
Net assets attributable to unitholders - S\$	18,107,126	26,186,785
Net asset value per unit - S\$	1.3211	1.3324
Class I USD Units		
Units at beginning of the year	135,144	127,589
Units created	5,539	7,555
Units at end of the year	140,683	135,144
Net assets attributable to unitholders - S\$	186,114	180,219
Net asset value per unit - S\$	1.3229	1.3335

Currently, the Manager is offering 4 classes of Units in the Sub-Fund, namely Class A SGD Units, Class A USD Units, Class I SGD Units and Class I USD Units. Class A SGD Units and Class A USD Units are offered to investors who invest a minimum of SGD1,000 or USD1,000, respectively, and Class I SGD Units and Class I USD Units are offered to investors who invest SGD500,000 or USD500,000 and above, respectively. All classes will constitute the Sub-Fund and are not separate sub-funds. Any expense, income and/or gain which is attributable to a particular class shall be deducted from or added to (as the case may be) the value of the Sub-Fund which is attributable to that class.

A reconciliation of the net assets attributable to unitholders per unit per the financial statements and the net assets attributable to unitholders per unit for issuing/redeeming units at the financial year end is presented below:

6. Units in issue (continued)

	Phillip Singapore Real Estate Income Fund	
	2021	2020
	S\$	S\$
Class A SGD Units		
Net assets attributable to unitholders per unit per the financial statements	1.2548	1.2719
Effects of distribution per unit	0.0125	0.0180
Net assets attributable to unitholders per unit for issuing/redeeming units	1.2673	1.2899
Class A USD Units		
Net assets attributable to unitholders per unit per the financial statements	1.2381	1.2571
Effects of distribution per unit	0.0140	0.0180
Net assets attributable to unitholders per unit for issuing/redeeming units	1.2521	1.2751
Class I SGD Units		
Net assets attributable to unitholders per unit per the financial statements	1.3211	1.3324
Effects of distribution per unit	0.0146	0.0180
Net assets attributable to unitholders per unit for issuing/redeeming units	1.3357	1.3504
Class I USD Units		
Net assets attributable to unitholders per unit per the financial statements	1.3229	1.3335
Effects of distribution per unit	0.0140	0.0180
Net assets attributable to unitholders per unit for issuing/redeeming units	1.3369	1.3515

7 Income tax

	Phillip Singapore Real Estate Income Fund	
	2021	2020
	S\$	S\$
Singapore income tax	295,539	219,286
Overseas income tax	-	7,892
	295,539	227,178

The Singapore income tax represents tax deducted at source for Singapore sourced dividends and tax charge on distribution from Singapore REITs. The overseas income tax relates to withholding tax suffered on receipt of distributions from overseas investments.

8 Distributions

Phillip Singapore Real Estate Income Fund

	2021 S\$
Interim (1.40 cents per unit based on units outstanding as at 31 December 2020)	643,191
Interim (1.00 cents per unit based on units outstanding as at 30 March 2021)	529,468
Interim (1.30 cents per unit based on units outstanding as at 30 June 2021)	712,482
Final (1.40 cents per unit based on units outstanding as at 30 September 2021)	689,009
	2,574,150
	2020 S\$
Interim (2.00 cents per unit based on units outstanding as at 31 December 2019)	765,767
Interim (1.45 cents per unit based on units outstanding as at 30 March 2020)	597,360
Interim (2.10 cents per unit based on units outstanding as at 30 June 2020)	923,149
Final (1.80 cents per unit based on units outstanding as at 30 September 2020)	901,732
	3,188,008

9 Financial risk management

In the ordinary course of business, the Sub-Fund is exposed to a variety of market risks (including price risk, interest rate risk and currency risk), liquidity risk and credit risk. The Sub-Fund's overall risk management programme seeks to minimise potential adverse effects on the Sub-Fund's financial performance. The Sub-Fund may use financial derivative instruments, subject to the terms of the Trust Deed to moderate certain risk exposures.

a) **Market risks**

Market risk is the risk of potential adverse change to the value of financial instruments because of changes in market conditions such as interest rate movements and volatility in securities' prices. The Manager manages the Sub-Fund's exposure to market risk through the use of risk management strategies and various analytical monitoring techniques.

9. Financial risk management (continued)

a) Market risk (continued)

i. Price risk

Price risk is the risk that the fair values of quoted securities or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk).

The investments of the Sub-Fund are subject to normal market fluctuations and the risks inherent in investing in securities markets and there can be no assurance that appreciation will occur. It is the policy of the Manager to maintain a diversified portfolio of investments so as to minimise the risk. The Manager's preferred strategy is to hold investments for the medium-to-long term. The Manager is therefore not concerned about the short-term price volatility with respect to its investment provided that the underlying business, economic and management characteristics of its investments remain favourable.

Sensitivity analysis

A 10% increase in the market prices of investments at the reporting date would increase the fair value of investments by the following amount:

	Phillip Singapore Real Estate	
	Income Fund	
	2021	2020
	S\$	S\$
Portfolio of investment	6,317,542	4,996,124

A 10% decrease in the market prices of investments at the reporting date would have an equal but opposite effect on the fair value of investments, on the basis that all other variables remain constant.

ii. Interest rate risk

Interest rate risk is the risk that the value of a financial instrument will fluctuate due to changes in market interest rates.

The Sub-Fund is not subject to significant risk of fluctuations in market interest rates as there are no significant variable interest earning/bearing financial instruments held.

9. Financial risk management (continued)

a) Market risk (continued)

iii. Currency risk

The Sub-Fund is denominated in Singapore Dollars. The Sub-Fund invests in underlying securities which are denominated in foreign currencies where fluctuations in the relevant exchange rates may have an impact on the income and value of the Sub-Fund. The Manager may seek to minimise exposure to foreign currency fluctuation to the extent practicable.

Assets and liabilities denominated in currencies other than the Sub-Fund's functional currency comprise the following:

Phillip Singapore Real Estate Income Fund

2021	USD S\$	AUD S\$	EUR S\$	CNY S\$	HKD S\$
Assets					
Portfolio of investments	3,778,064	-	939,144	94,536	744,992
Cash and cash equivalents	138,562	29	-	-	-
	<u>3,916,626</u>	<u>29</u>	<u>939,144</u>	<u>94,536</u>	<u>744,992</u>
Net currency exposure	<u>3,916,626</u>	<u>29</u>	<u>939,144</u>	<u>94,536</u>	<u>744,992</u>
2020					
Assets					
Portfolio of investments	3,042,548	699,878	659,909	88,992	421,676
Cash and cash equivalents	197,429	29	-	-	-
Receivables	683	-	-	-	-
	<u>3,240,660</u>	<u>699,907</u>	<u>659,909</u>	<u>88,992</u>	<u>421,676</u>
Net currency exposure	<u>3,240,660</u>	<u>699,907</u>	<u>659,909</u>	<u>88,992</u>	<u>421,676</u>

Portfolio of investments and financial derivatives at fair value are non-monetary financial assets and are exposed to both currency risk and price risk. As these financial assets are non-monetary, no separate sensitivity analysis has been performed to analyse currency risk.

The Sub-Fund's monetary assets are measured for their sensitivity to exchange rate movements based on the balance of the monetary assets, forecasted exchange rate movements and the net asset value of the Sub-Fund.

As at 30 September 2021 and 2020, with respect to the monetary assets of the Sub-Fund, had the Singapore Dollar appreciated/depreciated by 10% (2020: 10%) against foreign currencies, with all other variables remaining constant, the decrease/increase in net assets attributable to unitholders would not be significant.

9. Financial risk management (continued)

b) Liquidity risk

The Sub-Fund is exposed to daily redemption of units in the Sub-Fund. Therefore the majority of its assets are invested in investments that are traded in an active market and can be readily disposed of.

The tables below analyse the Sub-Fund's financial liabilities into relevant maturity groupings based on the remaining period at the reporting date to the contractual maturity date. The amounts in the tables are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying balances, as the impact of discounting is not significant.

	Phillip Singapore Real Estate Income Fund	
	2021	2020
	S\$	S\$
Less than 3 months		
Payables	1,633,533	1,166,094
Purchases awaiting settlement	2,032,170	-
	3,665,703	1,166,094

c) Credit risk

Credit risk is the risk that a counterparty will fail to perform contractual obligations, either in whole or in part, under a contract.

The Sub-Fund is exposed to counterparty credit risk on trading derivative products, cash and cash equivalents and other receivables balances.

All transactions in listed securities are settled/paid upon delivery using approved brokers. The risk of default is considered minimal, as delivery of securities is only made upon payment by the broker. Payment is made on a purchase once the securities have been received by the Sub-Fund. The trade will fail if either party fails to meet its obligation.

The Sub-Fund may also enter into derivative contracts to manage exposures to currency risk and price risk. Hence the Sub-Fund is also exposed to the risk that amounts held with counterparties for derivative contracts may not be recoverable in the event of any default by the parties concerned.

d) Fair value estimation

The fair value of financial assets and liabilities traded in active markets (such as trading securities) are based on quoted market prices at the close of trading on the reporting date. The quoted market price used for financial assets and financial liabilities held by the Sub-Fund is the last traded price. When the Sub-Fund holds derivatives with offsetting market risks, last traded prices are used as a basis for establishing fair values for the offsetting risk positions and last traded prices are applied to the net open positions, as appropriate.

The Sub-Fund classifies fair value measurements using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following levels:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

The following table analyses within the fair value hierarchy the Sub-Fund's financial assets and liabilities (by class) measured at fair value at 30 September 2021 and 2020:

Phillip Singapore Real Estate Income Fund

	Level 1 S\$	Level 2 S\$	Level 3 S\$	Total S\$
2021				
Assets				
Portfolio of investments	63,175,422	-	-	63,175,422
	<u>63,175,422</u>	<u>-</u>	<u>-</u>	<u>63,175,422</u>
2020				
Assets				
Portfolio of investments	49,961,237	-	-	49,961,237
	<u>49,961,237</u>	<u>-</u>	<u>-</u>	<u>49,961,237</u>

Investments whose values are based on quoted market prices in active markets, and therefore classified within level 1, include active listed equities. The Sub-Fund does not adjust the quoted price for these instruments.

Financial instruments that trade in markets that are not considered to be active but are valued based on quoted market prices, dealer quotations or alternative pricing sources supported by observable inputs are classified within level 2.

Investments classified within level 3 have significant unobservable inputs, as they trade infrequently.

There are no transfers between the levels of fair value hierarchy during the year.

10 Related parties

In the normal course of the business of the Sub-Fund, management fees and trustee fees have been paid or are payable to the Manager and the Trustee respectively as disclosed in the Statement of Total Return.

In addition, the bank holding company and related parties of the Trustee have also provided custodian, banking, foreign exchange, fund administration and brokerage services to the Sub-Fund in the normal course of business at terms agreed between the parties and within the provisions of the Trust Deed.

The Manager may also use the services of related parties to carry out transactions involving the purchase and sales of securities.

Other than as disclosed elsewhere in the financial statements, the following significant transactions took place between the Sub-Fund and its related parties during the year:

	Phillip Singapore Real Estate Income Fund	
	2021	2020
	S\$	S\$
Brokerage fees paid to:		
- a related party of the Manager	25,705	23,765
- a related party of the Trustee	-	832
Valuation fees paid to a related party of the Trustee	25,167	21,576
Interest income received from/(interest expense paid to):		
- a related party of the Trustee	-	129
- a related party of the Trustee	(1,021)	(784)
Bank balances held with related parties of the Trustee	5,077,845	11,421,726

11 Financial ratios

	Phillip Singapore Real Estate Income Fund	
Expense ratio	2021	2020
Class A SGD units		
Total operating expenses	S\$ 611,812	354,250
Average daily net asset value	S\$ 39,049,408	26,452,897
Expense ratio <small>(Note 1)</small>	%	<u>1.57</u> <u>1.34</u>
Class A USD units		
Total operating expenses	S\$ 12,818	12,564
Average daily net asset value	S\$ 818,263	949,429
Expense ratio <small>(Note 1)</small>	%	<u>1.57</u> <u>1.32</u>
Class I SGD units		
Total operating expenses	S\$ 246,760	225,488
Average daily net asset value	S\$ 22,867,842	26,451,774
Expense ratio <small>(Note 1)</small>	%	<u>1.08</u> <u>0.85</u>
Class I USD units		
Total operating expenses	S\$ 2,031	1,573
Average daily net asset value	S\$ 187,680	184,496
Expense ratio <small>(Note 1)</small>	%	<u>1.08</u> <u>0.85</u>
Turnover ratio		
Lower total value of purchase or sales	S\$ 25,826,850	26,819,990
Average daily net asset value	S\$ 62,923,193	54,038,596
Turnover ratio <small>(Note 2)</small>	%	<u>41.05</u> <u>49.63</u>

Note 1 The expense ratio has been computed based on the guidelines laid down by the IMAS. The calculation of the expense ratio is based on total operating expenses divided by the average net asset value for the year. The total operating expenses do not include (where applicable) brokerage and other transaction costs, performance fees, interest expenses, distribution paid out to unitholders, foreign exchange gains/losses, front or back end loads arising from the purchase or sale of other funds and tax deducted at source arising out of income received. The Sub-Fund does not pay any performance fees. The average net asset values are based on the daily balances.

Note 2 The turnover ratio is calculated in accordance with the formula stated in the Code on Collective Investment Schemes. The calculation of the turnover ratio is based on the lower of the total value of purchases or sales of the underlying investments divided by the weighted average daily net asset value. The total value of sales do not include brokerage and other transaction costs.

Phillip Select Fund

Important Information

Phillip Singapore Real Estate Income Fund (the "Sub-Fund") is a sub-fund of Phillip Select Fund (the "Fund"), an open-ended umbrella unit trust authorised under the Securities and Futures Act, Chapter 289, by the Monetary Authority of Singapore.

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Given the economic and market risks, there can be no assurance that the Sub-Fund will achieve their investment objectives. Investments in the Sub-Fund are not deposits or other obligations of, or guaranteed, or insured by the Manager or the distributors or their affiliates and are subject to investment risks, including the possible loss of the full principal amount invested. Returns may be affected by, among other things, the investment strategies or objectives of the Sub-Fund and material market and economic conditions. The value of the units and the income from them can fall as well as rise. Past performance is not necessarily indicative of the future performance of the Sub-Fund.

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