

As of 30/06/2023


Out of 1123 Real Estate Sector Equity Funds as of 31-05-23.
Based on 87% of AUM. Data is based on long positions only.

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 iEdge 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).

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 AS OF 30 JUN 2023

TOTAL RETURNS	USD	SGD	BENCHMARK
Since Inception	8.55%	6.10%	19.14%
1 month	(1.09%)	(0.72%)	0.06%
3 months	(4.57%)	(2.56%)	(3.04%)
Year To Date	(4.73%)	(3.47%)	(2.91%)
ANNUALISED RETURNS			
1 Year	(6.24%)	(8.47%)	(3.04%)
3 Years	1.52%	0.61%	3.49%
5 Years	(0.53%)	(0.62%)	1.07%
Since Inception	1.23%	0.89%	2.65%
VOLATILITY			
(SINCE INCEPTION)	19.79%	17.91%	20.65%

Fund performance are cumulative returns and calculated on a Single Pricing basis with any dividends reinvested on a monthly basis. The iEdge APAC Ex-Japan Dividend Leaders REIT Index is a net total return index. Sources: Phillip Capital Management (S) Ltd and Bloomberg as at 30 Jun 2023.

FUND INFORMATION

Net Assets	USD 9.74 million
Benchmark Index	iEdge 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
Total Expense Ratio	1.18%

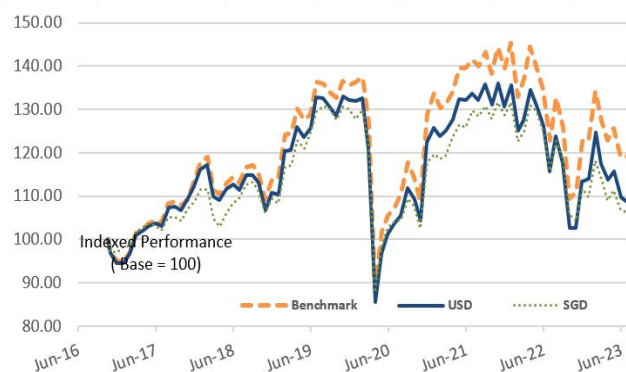
TRADING INFORMATION

Bloomberg Tickers	PAREIT (US\$) PAREITS (SG\$)
SEDOL	BYYQL56SG
ISIN	SG1DB9000009
Trading Currency	USD (Primary) & SGD
Subscription Mode	Cash/ SRS (SR1205, SRS only available in primary currency)
Exchange Listing	Singapore
Participating Dealers	Societe Generale, Phillip Securities, ABN Amro Clearing Bank N.V, UOB Kay Hian
Market Makers	Flow Traders Asia Pte Ltd, Phillip Securities
Trading Board lot size	1 unit

CONSTITUENTS

REITS	WEIGHTS	COUNTRY
Link REIT	8.91%	Hong Kong
Scentre Group	8.29%	Australia
Stockland	6.83%	Australia
CapitaLand Integrated Commercial Trust	6.55%	Singapore
Dexus	5.97%	Australia
Goodman Group	5.73%	Australia
Vicinity Ltd	5.17%	Australia
Ascendas Real Estate Investment Trust	5.01%	Singapore
GPT Group/The	4.81%	Australia
Mirvac Group	4.62%	Australia

TOTAL RETURNS SINCE INCEPTION



DIVIDEND INFORMATION

Ex Dividend Date	10 Jan 2023
Record Date	11 Jan 2023
Distribution Payment Date	31 Jan 2023
Dividend per unit	US\$ 0.023/ SG\$0.30454

Visit www.phillipfunds.com/phillip-sgx-apac-dividend-leaders-reit-etf/ for daily NAV and intraday NAV.

PHILLIP SGX APAC DIVIDEND LEADERS REIT ETF PORTFOLIO ALLOCATION



Australia 50.52%
Hong Kong 10.58%
Singapore 37.36%



Diversified 31.93%
Retail 35.75%
Industrial 13.41%
Office 12.65%
Others 3.90%

FUNDAMENTALS

	Dividend Yield	P/E Ratio	P/B Ratio
Phillip SGX APAC Dividend Leaders REIT ETF (Portfolio)	5.39%	N.A.	0.86x

Source: PCM, Bloomberg; as of 30 Jun 2023

IMPORTANT INFORMATION

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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.

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Morningstar® Essentials Quantitative (Star Rating)

For more detailed information about the Morningstar Rating, including its methodology, please go to:

https://s21.q4cdn.com/198919461/files/doc_downloads/othe_disclosure_materials/MorningstarRatingforFunds.pdf

Morningstar® Essentials Sustainability

Sustainability Score as of 31 May 2023. Sustainability Rating as of 31 May 2023.

Sustainalytics provides company-level analysis used in the calculation of Morningstar's Sustainability Score.

For more detailed information about Morningstar's Sustainability, including its methodology, please go to:

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