This Product Highlights Sheet is an important document.

- **It highlights the key terms and risks of this investment product and complements the Prospectus[1].**
- **It is important to read the Prospectus before deciding whether to purchase the product. If you do not have a copy, please contact us to ask for one.**
- **You should not invest in the product if you do not understand it or are not comfortable with the accompanying risks.**
- **If you wish to purchase the product, you will need to make an application in the manner set out in the Prospectus.**

PHILLIP SINGAPORE REAL ESTATE INCOME FUND (THE "FUND")

Product Type	Unit Trust	**Launch Date**	19 September 2011
Manager	Phillip Capital Management (S) Ltd	**Custodian**	BNP Paribas, acting through its Singapore Branch
Trustee	BNP Paribas Trust Services Singapore Limited	**Dealing Frequency**	Every Business Day
Capital Guaranteed	No	**Expense Ratio for Financial Year ended 30 September 2024**	1.68% (Class A SGD units) 1.67% (Class A USD units) 1.18% (Class I SGD units) 1.19% (Class I USD units)

PRODUCT SUITABILITY

WHO IS THE PRODUCT SUITABLE FOR? This Fund is only suitable for investors who: • seek medium to long term capital appreciation. • seek regular income through quarterly distributions. • understand that they may lose some or all of the principal amount invested. • are comfortable with the volatility and risk of a fund which invests, directly and/or indirectly, mainly in Singapore listed Real Estate Investment Trusts ("REITs").	Refer to Section 7 and Appendix 1 of the Prospectus for further information on product suitability.

KEY PRODUCT FEATURES

WHAT ARE YOU INVESTING IN? You are investing in a sub-fund of an umbrella fund constituted in Singapore. The Fund aims to invest its assets as stated in the Investment Strategy. The Manager will endeavour to make quarterly distributions (or such other frequency as the Manager may determine from time to time). Any distributions made may reduce the net asset value of the Fund. The declaration and/or payment of distributions (whether out of income and/or capital) made in respect of the Fund may have the effect of lowering the Net Asset Value ("NAV") of the Fund. Moreover, distributions out of capital may amount to a reduction of an investor's original investment.	Refer to Section 7, Section 20.3 and Appendix 1 of the Prospectus for further information on features of the product.

Investment Strategy

The Fund will primarily invest, directly and/or indirectly, in REITs listed in Singapore, including warrants, bonds and convertible bonds issued by the REITs. The Fund may also invest up to 10% of its NAV into REITs listed outside Singapore. The Fund will invest in REITs that demonstrate capital appreciation opportunities and sustainable dividend growth potential. The Manager may only use financial derivative instruments for such purposes as may be permitted under the Code.	Refer to Section 7 and Appendix 1 of the Prospectus for further information on investment objective, focus and approach of the product.

[1] The Prospectus is available for collection at the Manager's office at 250 North Bridge Road, #06-00 Raffles City Tower, Singapore 179101, from Monday to Friday during usual business hours, or accessible at www.phillipfunds.com.

The Manager may, from time to time, invest the deposited property of the Fund in other collective investment schemes and exchange-traded funds, including collective investment schemes and exchange-traded funds managed by the Managers ("Underlying Funds"), provided that each such investment is permitted under the Code. The benchmark of the Sub-Fund is iEdge S-REIT Index (Net Total Return). The Fund is actively managed. Though the majority of its holdings (excluding derivatives) are likely to be components of the benchmark, the Manager has broad discretion to deviate from its securities, weightings and risk characteristics. The degree to which the Fund may resemble the composition and risk characteristics of the benchmark will vary over time and its performance may be meaningfully different.	
Parties Involved	
• The Manager is Phillip Capital Management (S) Ltd. • The Trustee and Registrar is BNP Paribas Trust Services Singapore Limited. • The Custodian and Administrator is BNP Paribas, acting through its Singapore Branch.	Refer to Sections 2 to 4 of the Prospectus for further information on the roles and responsibilities of these entities and what happens if they become insolvent.
KEY RISKS	
WHAT ARE THE KEY RISKS OF THIS INVESTMENT? **The value of the product and its dividends or coupons may rise or fall. These risk factors may cause you to lose some or all of your investment:**	Refer to Section 9 of the Prospectus for further information on risks of the product.
Market and Credit Risks	
• **You are exposed to Market Risk.** The prices of the listed REITs may be adversely affected by changes in the economic conditions, interest rates and the market perception of the REITs which in turn affect the price of the Fund. • **You are exposed to Credit Risk.** Adverse changes in the financial condition of the issuer of the debt securities which the Fund is invested in, or in general economic conditions, or both, or an unanticipated rise in interest rate, may increase the potential for default and investors may suffer a substantial loss as a result.	
Liquidity Risks	
• **The Fund is not listed and you can redeem only on dealing days.** There is no secondary market for the Fund. All redemption requests should be made to the Manager. The Manager, with the approval of the Trustee, may suspend the issue, cancellation and realisation of units during certain circumstances specified in the Prospectus and Trust Deed.	
Product-Specific Risks	
• **You are exposed to risks of investing in REITs.** REITs depend generally on their ability to generate cash flows to make distributions to shareholders or unitholders, and may be subject to defaults by borrowers and tenants of properties owned by such REITs. REITs may also be subject to financial covenants and/or borrowing/gearing ratios and their ability to comply with such ratios could be adversely affected if the REITs are unable to obtain funds from investors or loans or re-finance existing debt. Investments in REITs expose the Fund to risks similar to investing directly in real estate.	

- **You are exposed to Concentration Risk.**
  The Fund focuses on REITs listed in Singapore and may be less diversified and the performance may be more adversely affected in negative market conditions compared to a regional equity fund or a fund which invests into REITs listed regionally in various jurisdictions. Investments in REITs and other issuers that invest, deal or otherwise engage in transactions in or hold real estate or interests therein expose the Fund to risks similar to investing directly in real estate.
- **You are exposed to Derivative Risks.**
  The Manager may use financial derivative instruments for such purposes as may be permitted under the Code. The use of derivatives may negatively impact the value of the Fund and the Fund may suffer greater losses than if the Fund had not used derivatives.
- **You are exposed to Currency Risk.**
  Investments by the Fund are made in SGD and may be made in a variety of other currencies, whereas the NAV of the Fund will be computed in its SGD base currency. The value of the Fund may be affected favorably or unfavorably by currency exchange rates. The Manager does not intend to hedge such foreign currency exposure. Accordingly, investors will be exposed to exchange rate risk.

FEES AND CHARGES

WHAT ARE THE FEES AND CHARGES OF THIS INVESTMENT?

Refer to paragraph 8 of the Prospectus for further information on fees and charges.

Investors will need to pay the following fees and charges as a percentage of the gross investment sum:

Charges and fees payable by the investor	
Subscription Fee	Currently up to 3%. Maximum 3%
Realisation Fee	Currently nil. Maximum 3%
Switching Fee	Currently nil. Maximum 1%, subject to a minimum of SGD25

The Fund will pay the following fees and charges to the Manager, Trustee and other parties:

Charges and fees payable by the Fund to Manager and Trustee	
Annual Management Fee	<u>Class A SGD and Class A USD Units</u> Currently 1.20%. Maximum 1.20% <u>Class I SGD and Class I USD Units</u> Currently 0.75%. Maximum 0.75%
(a) Retained by Manager	Currently 50% - 70% of the annual management fee
(b) Paid by Manager to financial advisor/ distributor (trailer fee)^	Currently 30% - 50% of the annual management fee
Annual trustee fee	Currently 0.04%. Maximum 0.12%.

Investors should note that subscriptions for units through any Distributor appointed by the Manager may incur additional fees and charges.

^ Your financial advisor/distributor is required to disclose to you the amount of trailer fee it receives from the Manager.

Fees and charges payable by the Underlying Funds (including ETFs)	
Annual management fee	Ranging from 0% to 1.0% of the deposited property value
Annual trustee fee	Ranging from 0% to 0.30% of the deposited property value
Performance fee^	Ranging from 0% to 12% of net property income
Acquisition fee^	Ranging from 0% to 1% of deposited property value
Divestment fee^	Ranging from 0% to 0.5% of deposited property value

Development management fee^	Ranging from 0% to 3.0% of total project costs

^ applicable to REITs only

Fees and charges payable by the REITs to the Property Manager	
Annual Property management fee	Ranging from 0% to 4.0% of gross property revenue for the relevant property Ranging from 0% to 2.0% of net property income for the relevant property
Project management fee	Ranging from 0% to 3.0% of construction cost

VALUATIONS AND EXITING FROM THIS INVESTMENT

HOW OFTEN ARE VALUATIONS AVAILABLE?

The Fund is valued every Business Day. Pricing may be available on The Business Times, Bloomberg, Reuters and websites of the appointed distributors, or such other sources as the Manager may decide upon.

HOW CAN YOU EXIT FROM THIS INVESTMENT AND WHAT ARE THE RISKS AND COSTS OF DOING SO?

- You may realise your Units on any Dealing Day subject to any applicable realisation fee.
- If the redemption form is received and accepted by the Manager by 3.30 p.m. Singapore time on a dealing day, your Unit is valued at the net asset value per Unit of such class (Singapore dollar or US dollar) of the Fund as at the close of the Dealing Day less any realisation fee.
- You will normally receive the sale proceeds within 7 Business Days of receipt and acceptance of the realisation form by the Manager unless the realisation of Units has been suspended in accordance to paragraph 15 of the Prospectus.
- Numerical example of how the amount paid to an investor is calculated based on the sale of 1,000 Units and based on a notional realisation price of SGD1.0000:
  - 1000 Units X SGD1.0000 = SGD1,000 – SGD 0 = SGD 1,000
  - Your realisation request X realisation price = Your gross realisation proceeds - realisation fee = Your net realisation proceeds
- You may switch your Units of the Fund with units of any other collective investment scheme managed by the Manager.
- You have the right to cancel your initial purchase of Units in the Fund within 7 calendar days from the date of initial subscription or purchase of Units, without incurring the sales charge and fees stated in the FEE AND CHARGES disclosure, by providing notice in writing to the Manager or an authorised agent or distributor.

Refer to Sections 12, 13, 14 and 15 of the Prospectus for further information on valuation and exiting from the product.

CONTACT INFORMATION

HOW DO YOU CONTACT US?

You may contact us at the following address:

Phillip Capital Management (S) Ltd
250 North Bridge Road
#06-00 Raffles City Tower
Singapore 179101
Tel: +65 6230 8133
Fax: +65 6538 3066
Website: www.phillipfunds.com
Email: pcm@phillip.com.sg

APPENDIX: GLOSSARY OF TERMS
“**Business Day**” means a day on which banks in Singapore are normally open for business (except Saturdays, Sundays and gazetted public holidays). **“Dealing Day**”, in connection with the issuance and realisation of Units of the Fund, means every Business Day or such other Business Day or Business Days or such other day or days at such intervals as the Manager may from time to time determine provided that reasonable notice of any such determination shall be given by the Manager to all Holders at such time and in such manner as the Trustee may approve. If on any day which would otherwise be a Dealing Day in relation to Units of any particular Fund the recognised stock exchange or over the counter market on which investments or other property comprised in, and having in aggregate values amounting to at least 50 per cent. of the net asset value (as at the immediately preceding valuation point) of, the Fund to which Units of that Fund relate are quoted, listed or dealt in is not open for normal trading, the Manager may determine that that day shall not be a Dealing Day in relation to Units of that Fund.