

Phillip SGX APAC Dividend Leaders REIT ETF

NOVEMBER 2025



SGX STOCK CODE: BYI/BYJ



Out of 1,118 Real Estate Sector Equity Funds as of 31-10-2025.

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).

FUND INFORMATION

Net Assets	USD 7.86 million
Benchmark Index	iEdge APAC Ex-Japan Dividend Leaders REIT Index
No. of Holdings	30
ETF Replication Method	Physical Replication
Dividend Distribution	Semi-Annual
Manager	Phillip Capital Management (S) Ltd
Trustee	DBS Trustee Ltd
Listing Date	20 Oct 2016
Management Fee	0.30% per annum
Total Expense Ratio	1.64%

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	Phillip Securities Pte Ltd
Trading Board lot size	1 unit

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 28 NOVEMBER 2025

TOTAL RETURNS	USD	BENCHMARK
Since Inception	33.74%	52.49%
1 month	(1.96%)	(1.90%)
3 months	(1.85%)	(1.45%)
Year To Date	21.35%	23.87%
ANNUALISED RETURNS		
1 Year	12.94%	15.36%
3 Years	5.44%	7.56%
5 Years	1.73%	3.42%
Since Inception	3.24%	4.74%
VOLATILITY (SINCE INCEPTION)	20.02%	20.28%

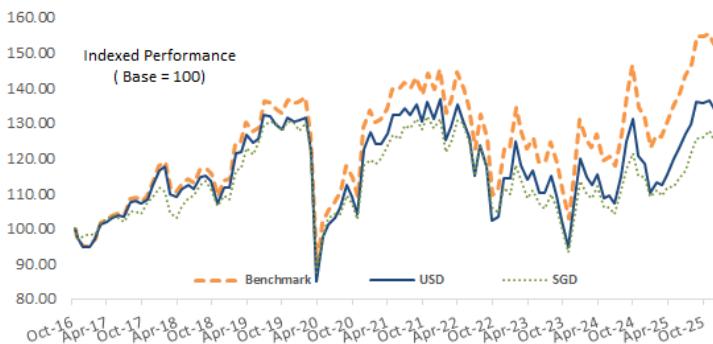
CONSTITUENTS

REITS	WEIGHTS	COUNTRY
Link REIT	9.69%	Hong Kong
Scentre Group	8.98%	Australia
CapitaLand Ascendas REIT	8.24%	Singapore
CapitaLand Integrated Commercial	7.58%	Singapore
Stockland	6.09%	Australia
Goodman Group	5.62%	Australia
Mapletree Logistics Trust	5.06%	Singapore
Vicinity Ltd	4.42%	Australia
GPT Group	4.20%	Australia
Dexus	3.74%	Australia

As of 28 November 2025

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 28 November 2025.

TOTAL RETURNS SINCE INCEPTION



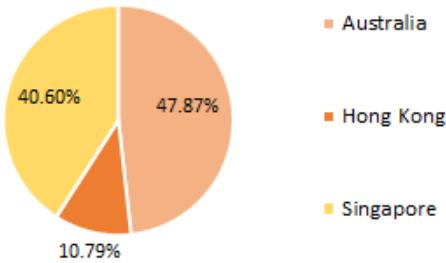
DIVIDEND INFORMATION

Ex Dividend Date	10 July 2025
Record Date	11 July 2025
Distribution Payment Date	25 July 2025
Dividend per unit	US\$0.016/S\$0.0204

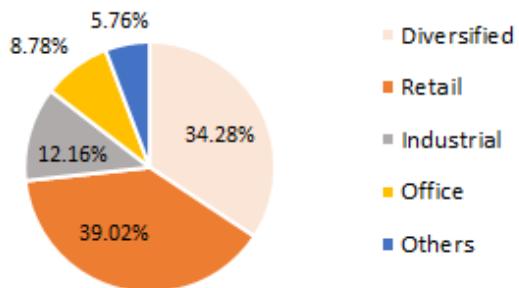
Visit www.phillipfunds.com/phillip-sgx-apac-dividend-leaders-reit-etf/ for daily NAV and intraday NAV.

PHILLIP SGX APAC DIVIDEND LEADERS REIT ETF PORTFOLIO ALLOCATION

Geographical Allocation



Sector Allocation



FUNDAMENTALS

	Dividend Yield	P/B Ratio
Phillip SGX APAC Dividend Leaders REIT ETF (Portfolio)	4.51%	1.02x

Source: PCM, Bloomberg; as of 28 November 2025

IMPORTANT INFORMATION

This factsheet and the 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 of any offer to invest in the product ("REITs ETF") 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 Prospectus and the accompanying Product Highlights Sheet ("PHS") for disclosure of key features, key risks and other important information of the REITs ETF and obtain advice from a financial adviser ("FA") before making a commitment to invest in REITs ETF. In the event that you choose not to obtain advice from a FA, you should assess whether the REITs ETF is suitable for you before proceeding to invest. A copy of the Prospectus and PHS are available from PCM or any of its Participating Dealers ("PDs").

The REITs ETF is not like a typical unit trust as it is intended for the units of the REITs ETF (the "Units") to be listed and traded like any share on the Singapore Exchange Securities Trading Limited ("SGX-ST"). Listing on the SGX-ST does not guarantee a liquid market for the Units which may be traded at prices above or below its net asset value ("NAV") or may be suspended or delisted. Investors may buy or sell the Units on SGX-ST when it is listed. Investors cannot create or redeem Units directly with PCM and have no rights to request PCM to redeem or purchase their Units. Creation and redemption of Units can be done through PDs if investors are clients of the PDs, who have no obligation to agree to create or redeem Units on behalf of any investor and may impose terms and conditions in connection with such creation or redemption orders. Please refer to the Prospectus for more details.

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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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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 October 2025. Sustainability Rating as of 31 October 2025.

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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