PhillipCapitalManagement

SGX STOCK CODE: BYI/BYJ

Phillip SGX APAC Dividend Leaders REIT ETF

SEPTEMBER 2026

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 7.31 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	1.67%

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 30 SEPTEMBER 2026

TOTAL RETURNS	USD	BENCHMARK
Since Inception	15.42%	32.39%
1 month	(4.86%)	(4.60%)
3 months	(5.14%)	(0.99%)
Year To Date	(8.59%)	(7.98%)
ANNUALISED RETURNS		
1 Year	(8.39%)	(7.58%)
3 Years	4.73%	6.73%
5 Years	(1.68%)	(0.08%)
Since Inception	1.30%	2.56%
VOLATILITY (SINCE INCEPTION)	19.57%	20.08%

CONSTITUENTS

REITS	WEIGHTS	COUNTRY
Link REIT	10.05%	Hong Kong
Scentre Group	9.28%	Australia
CapitaLand Integrated Commercial Trust	8.28%	Singapore
CapitaLand Ascendas REIT	6.44%	Singapore
Goodman Group	6.27%	Australia
Stockland	6.05%	Australia
Vicinity Ltd	5.04%	Australia
GPT Group	4.72%	Australia
Dexus	3.99%	Australia
Mirvac Group	3.79%	Australia

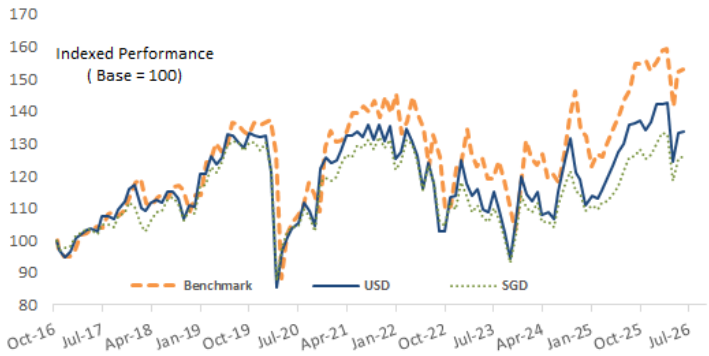
As of 30 September 2026

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 September 2026.

Phillip SGX APAC Dividend Leaders REIT ETF

SEPTEMBER 2026

TOTAL RETURNS SINCE INCEPTION

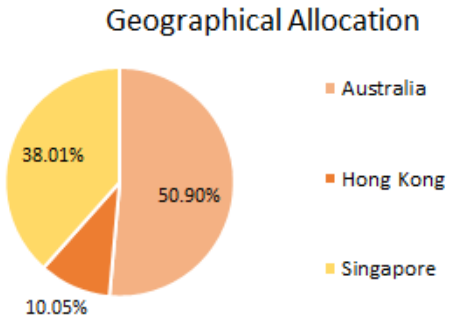


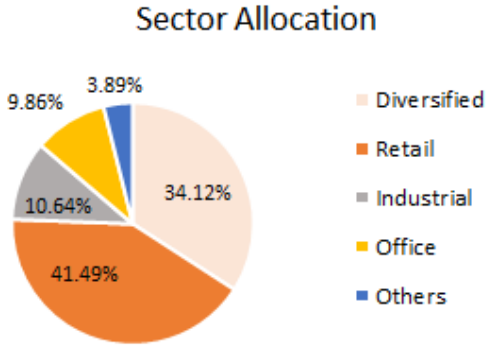
DIVIDEND INFORMATION

Ex Dividend Date	9 July 2026
Record Date	10 July 2026
Distribution Payment Date	24 July 2026
Dividend per unit	US$0.009/S$0.0115

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





FUNDAMENTALS	Dividend Yield	P/B Ratio
Phillip SGX APAC Dividend Leaders REIT ETF (Portfolio)	4.96%	1.05x

Source: PCM, Bloomberg; as of 30 September 2026.

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.

Investments are subject to investment risks including the possible loss of the principal amount invested, and are not obligations of, deposits in, guaranteed or insured by PCM or any of its subsidiaries, associates, affiliates or PDs. Past performance is not necessarily indicative of the future or likely performance of the REITs ETF. There can be no assurance that investment objectives will be achieved.

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.

Any use of financial derivative instruments will be for hedging and/or for efficient portfolio management. PCM reserves the discretion to determine if currency exposure should be hedged actively, passively or not at all, in the best interest of the REITs ETF.

The information does not constitute, and should not be used as a substitute for tax, legal or investment advice. 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 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 REITs ETF is not offered to U.S. Persons.

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.

Index and SGX Mark is a trade mark and is used under licence from Singapore Exchange Limited and/or its affiliates. All copyrights and database rights in the Index belongs exclusively to SGX and/or its affiliates and are used herein under licence. Phillip Capital Management is solely liable and responsible for the ETF. Each of Singapore Exchange Limited and its affiliates takes no position on the purchase or sale of such ETF and expressly disclaims any and all guarantees, representations and warranties, expressed or implied, and shall not be responsible or liable (whether under contract, tort (including negligence) or otherwise) or any loss or damage of any kind (whether direct, indirect or consequential losses or other economic loss of any kind) suffered by any person in relation thereto.

This factsheet has not been reviewed by the Monetary Authority of Singapore.