

# Phillip SGX APAC Dividend Leaders REIT ETF

PRODUCT INFO SHEET (OCTOBER 2016)

## 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 SGX 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

<b>SGX Counter Name</b>	<b>PHLP AP DIV REIT US\$</b>
<b>SGX Stock code</b> (Primary Currency)	<b>BYJ</b>
<b>SGX Counter Name</b> (SGX Stock code)	<b>PHLP AP DIV REIT S\$D</b>
<b>SGX-ST Listing Date</b>	<b>BYJ</b>
<b>Net Assets</b>	20 October 2016
<b>Bloomberg Tickers</b>	Not Applicable
<b>ISIN</b>	PAREIT (US\$)
<b>Benchmark Index</b>	PAREITS (SG\$)
<b>Trading Currency</b>	TBA
<b>Exchange Listing</b>	SGX APAC Ex-Japan Dividend Leaders REIT Index
<b>ETF Replication Method</b>	USD (Primary) & SGD
<b>Dividend Distribution Manager</b>	Singapore
<b>Participating Dealers</b>	Physical Replication
<b>Market Makers</b>	Semi-Annual
<b>Custodian</b>	Phillip Capital Management (S) Ltd
<b>Management Fee</b>	Phillip Securities, DBS Vickers, ABN Amro Clearing, UOB Kay Hian, Commerzbank AG
<b>Total Expense Ratio</b>	Commerzbank AG, Flow Traders Asia Pte Ltd, DBS Bank Ltd
<b>Trading Board lot size</b>	0.50% per annum
	0.65% per annum
	100 units

## 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

### Membership

- ✧ 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

## INDEX RETURNS P.A. (%) (USD) AS OF 30 SEPT 2016

	<b>1 year</b>	<b>3 year</b>	<b>4 year</b>	<b>5 year</b>
SGX APAC ex-Japan Dividend Leaders REIT Index (NTR)	27.2%	7.2%	6.2%	12.3%
SGX APAC ex-Japan Dividend Leaders REIT Index (TR)	27.7%	7.9%	6.9%	13.0%

### FUNDAMENTALS

	<b>Dividend Yield</b>	<b>P/E Ratio</b>	<b>P/B Ratio</b>
SGX APAC Dividend Leaders REIT Index (TR)	5.19%	10.32	1.17

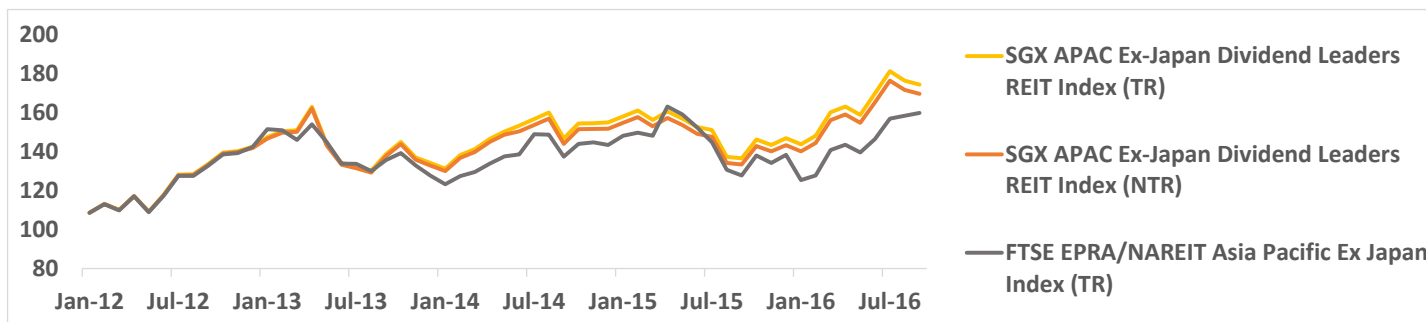
\*TR refers to Total Returns, while NTR refers to Net Total Returns – (accounting for deduction of withholding taxes.)

<sup>1</sup>Ranked and weighted by total dividends (% Weight) as of 30 September 2016

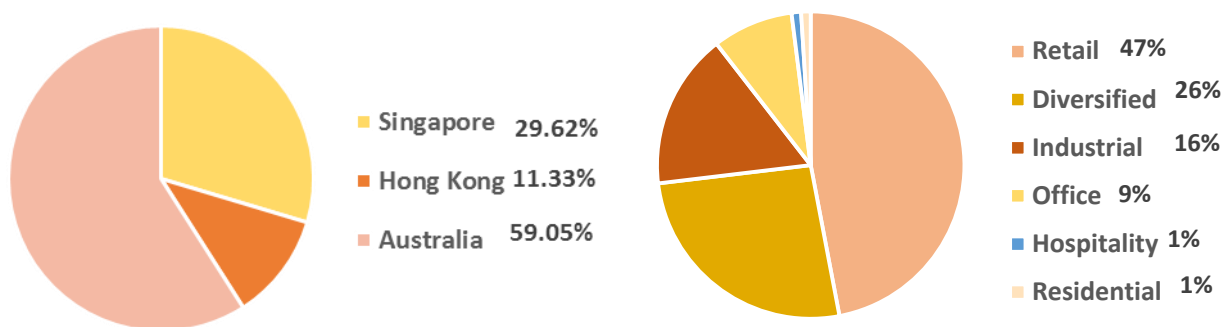
## SGX APAC EX-JAPAN DIVIDEND LEADERS REIT INDEX CONSTITUENTS <sup>1</sup>

<b>REITS</b>	<b>WEIGHTS</b>	<b>COUNTRY</b>
Link REIT	10.2%	Hong Kong
Scentre Group	9.7%	Australia
Westfield Corp	9.6%	Australia
Stockland	8.7%	Australia
Vicinity Centres	6.7%	Australia
Goodman Group	5.5%	Australia
Mirvac Group	5.3%	Australia
Ascendas REIT	5.2%	Singapore
GPT Group/The	4.8%	Australia
CapitaLand Mall Trust	4.0%	Singapore

TOTAL RETURNS INDICES USD (2012-2016)



SGX APAC EX-JAPAN DIVIDEND LEADERS REIT INDEX CONSTITUENTS



Ranked and weighted by total dividends (% Weight) as of 30 September 2016

IMPORTANT INFORMATION

This product info sheet and the information presented 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 purchase 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 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 Participating Dealers (“PD”) 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.

The value of the Units and the income accruing to the Units may fall or rise. 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.

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 purchase the Units. 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 purchase. A copy of the Prospectus and PHS are available from PCM.

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.

Any use of financial derivative instruments will be for hedging currency exposures and/or for efficient portfolio management.

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