

# LION-PHILLIP S-REIT ETF

## Investment Objective

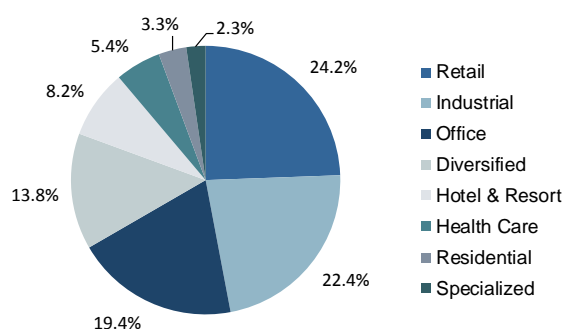
The investment objective of the Fund is to replicate as closely as possible, before expenses, the performance of the Morningstar® Singapore REIT Yield Focus Index<sup>SM</sup> (the "Index") using a direct investment policy of investing in all, or substantially all of the underlying securities constituting the Index.

The Index is compiled and calculated by Morningstar Research Pte. Ltd. and is designed to screen for high-yielding Real Estate Investment Trusts ("REITs") with superior quality and financial health.

## Securities Holdings and Weightages (%)<sup>1</sup>

MAPLETREE COMMERCIAL TRUST	9.9	MAPLETREE LOGISTICS TRUST	2.5
CAPITALAND MALL TRUST	9.6	KEPPEL DC REIT	2.3
ASCENDAS REAL ESTATE INVESTMENT TRUST	9.5	FIRST REAL ESTATE INVT TRUST	1.7
SUNTEC REIT	9.4	FRASERS CENTREPOINT TRUST	1.6
CAPITALAND COMMERCIAL TRUST	9.4	STARHILL GLOBAL REIT	1.4
MAPLETREE INDUSTRIAL TRUST	5.9	FRASERS HOSPITALITY TRUST	1.2
KEPPEL REIT	4.7	SPH REIT	1.0
FRASERS LOGISTICS & INDUSTRIAL TRUST	4.5	FRASERS COMMERCIAL TRUST	1.0
MANULIFE US REAL ESTATE INVESTMENT TRUST	4.4	CAPITALAND RETAIL CHINA TRUST MANAGEMENT LTD	0.6
MAPLETREE GREATER CHINA COMMERCIAL TRUST	3.7	LIPPO MALLS INDONESIA RETAIL TRUST	0.6
PARKWAY LIFE REIT	3.7	FAR EAST HOSPITALITY TRUST	0.5
OUE HOSPITALITY TRUST REIT	3.5	OUE COMMERCIAL REAL ESTATE I SHRS	0.2
ASCOTT RESIDENCE TRUST	3.3	CASH & EQUIVALENTS	1.1
CDL HOSPITALITY TRUSTS	3.1		

## Sub-Industry Allocation



Source: Lion Global Investors

## Fund Performance (SGD)

Returns %	Year-to-date	1 month	3 months	6 months	1 Year	Since Inception
S-REIT ETF <sup>2</sup>	1.8	1.8	7.3	N.A.	N.A.	7.7
Benchmark	2.0	2.0	7.5	N.A.	N.A.	8.0

Past performance is not necessarily indicative of future performance

Source: Lion Global Investors / Morningstar

## Fund Facts

Fund Inception Date	30 October 2017
Benchmark / Index	Morningstar® Singapore REIT Yield Focus Index <sup>SM</sup>
Manager	Lion Global Investors Limited
Sub-Manager	Phillip Capital Management (S) Ltd
Participating Dealers	Commerzbank AG, Flow Traders Asia Pte. Ltd., Phillip Securities Pte Ltd, UOB Kay Hian Pte Ltd, DBS Vickers Securities (Singapore) Pte Ltd
Designated Market Makers	Commerzbank AG, Flow Traders Asia Pte. Ltd., Phillip Securities Pte Ltd
Trustee	HSBC Institutional Trust Services (Singapore) Limited
Base Currency	Singapore Dollars
Listing	Singapore Exchange (Mainboard)
Trading Board Lot Size	100 units
Creation and Redemption	Participating Dealers
Subscription Mode	Cash, SRS
Initial / Realisation Charge	Nil
Management Fee	0.50% p.a.
Distribution Frequency <sup>3</sup>	Semi-Annual
Financial Year End	31 December
NAV	1.075
Fund Size	S\$ 128.0mil
Total Units	119.1mil
<b>Index Information</b>	
Index Provider	Morningstar Research Pte. Ltd.
Rebalancing Frequency	Semi-Annual
Index Bloomberg Ticker	MSDIRYPS
<b>Fund Codes</b>	
Trading Name	LION-PHILLIP S-REIT
Stock Code	CLR
ISIN	SG1DJ3000008
Bloomberg Ticker	SREITS SP

## Notes

<sup>1</sup> Weights of each holding may exceed 10% in between the rebalancing of the Index in June and December of each year due to market movements. The weights of each Index constituent will be rebalanced to within 10% at the next rebalancing date.

<sup>2</sup> Returns are based on NAV-NAV basis and assuming all dividends are reinvested net of all charges payable upon reinvestment.

<sup>3</sup> Dividend distributions are not guaranteed and are not in any way a forecast or projection of the future or likely performance of the Fund. There is currently no income reinvestment service for the Fund. Distribution payments shall, at the sole discretion of the Managers, be made out of either (a) income; or (b) net capital gains; or (c) capital of the Fund or a combination of (a) and/or (b) and/or (c). Past payout yields and payments do not represent future payout yields and payments. The declaration and/or payment of distributions (whether out of income and/or capital) may have the effect of lowering the net asset value of the Fund.

The above is based on information available as of 31 January 2018, unless otherwise stated. Securities referenced are not intended as recommendations to buy or sell securities. Opinions and estimates constitute our judgment and along with other portfolio data, are subject to change without notice.

This publication is for information only. It is not a recommendation, offer or solicitation to deal in any securities and does not have regard to your specific investment objectives, financial situation or particular needs. You should read the prospectus and Product Highlights Sheet for the Lion-Phillip S-REIT ETF ("ETF"), which is available and may be obtained from Lion Global Investors Limited or any of the appointed Participating Dealers ("PDs"), before deciding whether to purchase units in the ETF. Investments are subject to investment risks including the possible loss of the principal amount invested. The performance of the ETF, the value of its units and any accruing income are not guaranteed and may rise or fall. Past performance, and any prediction, projection, or forecast are not indicative of the future performance of the ETF. You should independently assess any information, opinion or estimate provided and seek professional advice on them. Any information, opinion or estimate provided is subject to change without notice. The ETF may invest in financial derivative instruments for hedging or for efficient portfolio management.

The units of the ETF are listed and traded on the Singapore Stock Exchange ("SGX"), and may be traded at prices different from its net asset value, suspended from trading, or delisted. Such listing does not guarantee a liquid market for the units. You cannot purchase or redeem units in the ETF directly with the managers of the ETF, but you may, subject to specific conditions, do so on the SGX or through the PDs.

Any dividend distributions, which may be either out of income and/or capital, are not guaranteed and subject to the Manager's discretion. Any such dividend distributions will reduce the available capital for reinvestment and may result in an immediate decrease in the net asset value of the ETF.

Morningstar® Singapore REIT Yield Focus Index<sup>SM</sup> is a service mark of Morningstar Research Pte. Ltd. and its affiliated companies (collectively, "Morningstar") and have been licensed for use for certain purposes to Lion Global Investors Limited. The ETF is not sponsored, endorsed, sold or promoted by Morningstar, and Morningstar makes no representation regarding the advisability of investing in the ETF.

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Manager: Lion Global Investors Limited (Co. Reg. No. 198601745D)

Sub-Manager: Phillip Capital Management (S) Ltd (Co. Reg. No. 199905233W)