

LION-PHILLIP S-REIT ETF

Investment Objective

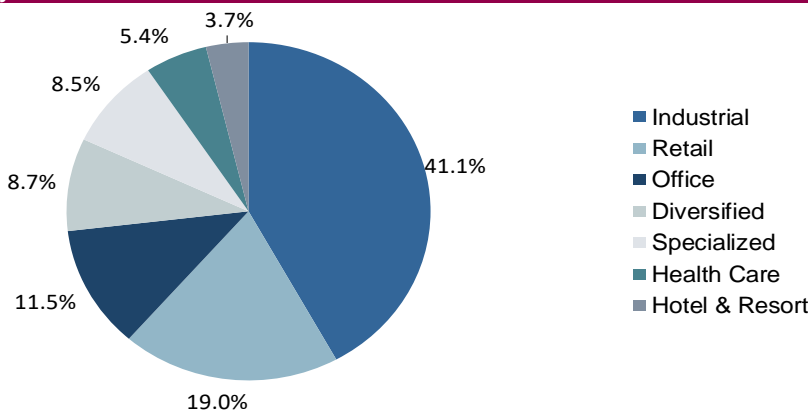
The investment objective of the Fund is to replicate as closely as possible, before expenses, the performance of the Morningstar® Singapore REIT Yield Focus IndexSM (the "Index") using a direct investment policy of investing in all, or substantially all of the underlying securities constituting the Index.

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 (%)¹

Security Name (1-13)	% Weight ¹	Security Name (14-22)	% Weight ¹
CAPITALAND ASCENDAS REIT	9.6	CAPITALAND ASCOTT TRUST	1.8
MAPLETREE LOGISTICS TRUST	9.4	LENLEASE GLOBAL COMMERCIAL REIT	1.7
MAPLETREE INDUSTRIAL TRUST	8.8	ESR-LOGOS REIT	1.7
CAPITALAND INTEGRATED COMMERCIAL TRUST REIT	8.7	CAPITALAND CHINA TRUST	1.6
KEPPEL DC REIT	8.5	CROMWELL EUROPEAN REAL ESTATE INVESTMENT TRUST REIT	1.2
FRASERS CENTREPOINT TRUST	8.4	CDL HOSPITALITY TRUSTS	1.1
FRASERS LOGISTICS & COMMERCIAL TRUST REIT	7.8	OUE COMMERCIAL REAL ESTATE INV SHRS REIT	0.7
SUNTEC REAL ESTATE INVESTMENT TRUST	6.8	FAR EAST HOSPITALITY TRUST	0.5
PARKWAY LIFE REAL ESTATE INVESTMENT REIT	5.4	FRASERS HOSPITALITY TRUST	0.3
MAPLETREE PAN ASIA COMMERCIAL TRUST	5.1	CASH EQUIVALENT	2.1
KEPPEL REIT	4.7		
AIMS APAC REIT MANAGEMENT LTD	2.3		
STARHILL GLOBAL REIT	1.9		

Sub-Industry Allocation



Fund Performance (SGD)

Returns %	1 Year	3 Year p.a.	5 Year p.a.	Since Inception p.a.
S-REIT ETF ²	-2.9	-3.0	1.5	1.8
Benchmark	-2.4	-2.7	1.8	2.1

Past performance is not necessarily indicative of future performance

Source: Lion Global Investors Ltd / Morningstar

Fund Facts

Fund Inception Date	30 October 2017
Benchmark / Index	Morningstar® Singapore REIT Yield Focus Index SM
Manager	Lion Global Investors Limited
Sub-Manager	Phillip Capital Management (S) Ltd
Participating Dealers	ABN AMRO Clearing Bank N.V., Singapore Branch, Flow Traders Asia Pte Ltd, Phillip Securities Pte Ltd, Société Générale, UOB Kay Hian Pte Ltd
Designated Market Makers	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	1 unit
Creation and Redemption	Participating Dealers
Subscription Mode	Cash, SRS
Initial / Realisation Charge	Nil
Management Fee	0.50% p.a.
Distribution Frequency ³	Semi-Annual
Financial Year End	31 December
NAV	0.84
Fund Size	S\$ 313.6 mil
Total Units	371.6 mil
Index Information	
Index Provider	Morningstar Research Pte. Ltd.
Rebalancing Frequency	Semi-Annual
Index Bloomberg Ticker	MSDIRYPS
Fund Codes	
Trading Name	LION-PHILLIP S-REIT
Stock Code	CLR
ISIN	SG1DJ3000008
Bloomberg Ticker	SREITS SP

Notes

¹ 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.

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

³ Distributions are not guaranteed and may fluctuate. Past distributions are not necessarily indicative of future payments. Distribution payouts and its frequency might be changed at the Manager's discretion and can be made out of income, capital or both. Any payment of distributions by the fund may result in an immediate reduction of the net asset value per share/unit. Please refer to LGI website for more information on the income disclosures.

The above is based on information available as of 30 September 2023, unless otherwise stated. The Securities referenced are not intended as recommendations to buy or sell. Opinions and estimates constitute our judgment and along with other portfolio data, are subject to change without notice. For explanation of additional technical terms, please visit www.lionglobalinvestors.com

This advertisement or publication has not been reviewed by the Monetary Authority of Singapore. It is for information only, and is not a recommendation, offer or solicitation to deal in any capital markets products or investments 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, payout yields and payments and any prediction, projection, or forecast are not indicative of the future performance, payout yields and payments of the ETF. Any extraordinary performance may be due to exceptional circumstances which may not be sustainable. You should independently assess any information, opinion or estimates, graphs, charts, formulae or devices provided and seek professional advice on them. Any information, opinions, estimates, graphs, charts, formulae or devices provided are subject to change without notice and are not to be relied on as advice. 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 Exchange Securities Trading Limited ("SGX-ST"), 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 manager of the ETF, but you may, subject to specific conditions, do so on the SGX-ST 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.

© Lion Global Investors Limited (UEN/ Registration No. 198601745D). All rights reserved. LGI is a Singapore incorporated company and is not related to any corporation or trading entity that is domiciled in Europe or the United States (other than entities owned by its holding companies).