

Phillip Singapore Real Estate Income Fund (A Class)

JULY 2019

INVESTMENT OBJECTIVE & FOCUS

The Sub-Fund seeks to achieve medium to long term capital appreciation and a regular stream of income by mainly investing in REITs listed in Singapore, including warrants, bonds and convertible bonds issued by the REITs

It is the Managers' intention to primarily invest the assets of the Sub-Fund into REITs listed in Singapore. The Managers may also invest up to a maximum amount of 10% of the Net Asset Value of the Sub-Fund into REITs listed outside Singapore.

The Sub-Fund will invest in REITs that demonstrate capital appreciation opportunities and sustainable dividend growth potential.

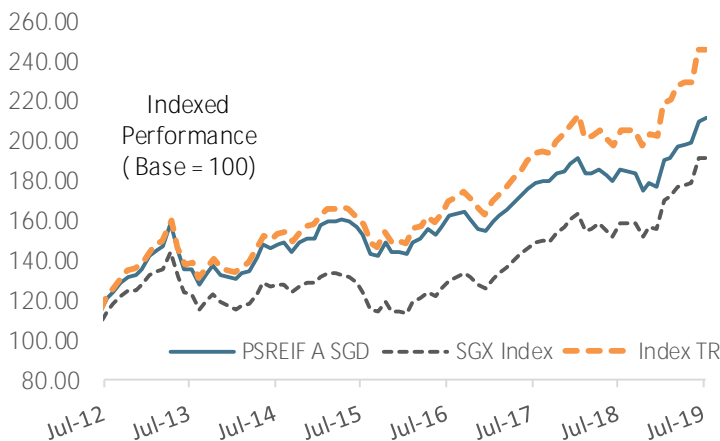
The Sub-Fund intends to offer regular dividends through quarterly distributions (or such other frequency as the Managers may determine from time to time).

The Managers may only use financial derivative instruments for such purposes as may be permitted under the Code.

FUND INFORMATION

Current Fund Size	S\$49.64 million
Investment Manager	Phillip Capital Management (S) Ltd
Inception Date	19 Sep 2011
Inception Price	S\$1.0000/ US\$1.0000
Dealing Frequency	Daily SGT 3.30pm
Pricing	Forward Pricing
Benchmark	SGX S-REIT Total Return Index
Initial Sales Charge	Currently up to 3%, maximum 3%
Subscription Mode	Cash/ SRS^ (UR0559)
Switching Fee	Currently nil, maximum 1%, subject to a minimum of \$25
Realisation Fee	Currently nil, maximum 3%
Annual trustee fee, transfer agency and fund administration fees	Currently 0.04%, maximum 0.12% (Subject to a minimum of \$32,000)
Minimum Subsequent Investment	S\$100/ US\$100
Minimum Holdings	1,000 units
NAV Price	S\$1.4478
Bloomberg Ticker	SGD-PSREAIS SP Equity USD-PSREAIU SP Equity
ISIN Code	SGD - SG9999007892 USD - SG9999007918
Minimum Initial Investment	S\$1,000/ US\$1,000
Annual Management Fee	Currently 1.20%, Maximum 1.20%
Regular Savings Plan	Available for both SGD and USD Classes. Min Subsequent Investment S\$100 and US\$100 for respective classes

FUND PERFORMANCE (CLASS 'A' AS OF 31 JUL 2019)



^ASRS is only available to the fund currency based in SGD.

RETURNS	Fund (Class A SGD)	Price	Total
Since Inception	111.87%	91.11%	145.90%
1 month	1.24%	-0.16%	-0.16%
3 months	6.83%	7.28%	7.25%
Year To Date	19.46%	22.43%	21.55%

ANNUALISED RETURNS

1 year	14.20%	20.62%	19.70%
3 years	9.36%	13.70%	13.21%
5 years	7.40%	8.42%	9.95%
Since Inception	10.01%	8.58%	12.11%

ASSET ALLOCATION

Equities	98.26%
Cash and Accruals	1.74%

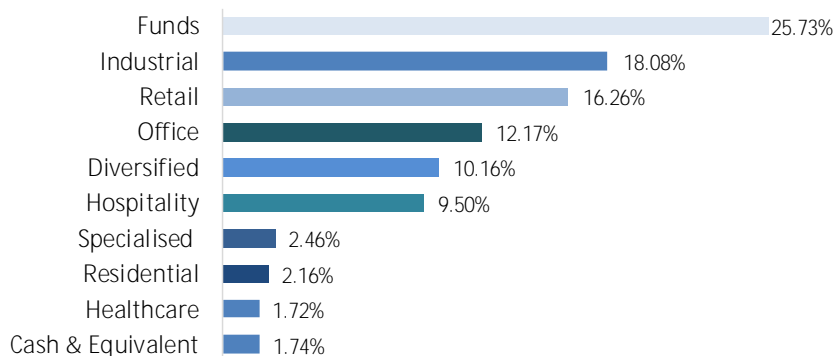
Fund performance are cumulative returns and calculated on a Single Pricing basis with any dividends reinvested on a monthly basis. The SGX S-REIT Index is the benchmark index. Sources: Phillip Capital Management (S) Ltd and Bloomberg as at 31 July 2019

Quarterly Dividend Payment (Last 4)

Ex-Date	Payment		Ann. Yield
	Date	Payout/ Unit	
1-Oct-18	12-Oct-18	S\$0.018	5.45%
2-Jan-19	12-Jan-19	S\$0.013	5.33%
29-Mar-19	12-Apr-19	S\$0.0145	4.58%
1-Jul-19	12-Jul-19	S\$0.022	4.65%

Top Five Holdings

Lion-Phillip S-REIT ETF
 Ascendas REIT
 CapitaLand Mall Trust
 Suntec Real Estate Investment
 CapitaLand Commercial Trust

Sector Allocation

Source: Bloomberg, Phillip Capital Management (S) Ltd as at 31 July 2019

IMPORTANT INFORMATION

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Investments are subject to investment risks including the possible loss of the principal amount invested. Past performance is not necessarily indicative of the future or likely performance of the fund(s). There can be no assurance that investment objectives will be achieved. Any use of financial derivative instruments will be for hedging and/or for efficient portfolio management.

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