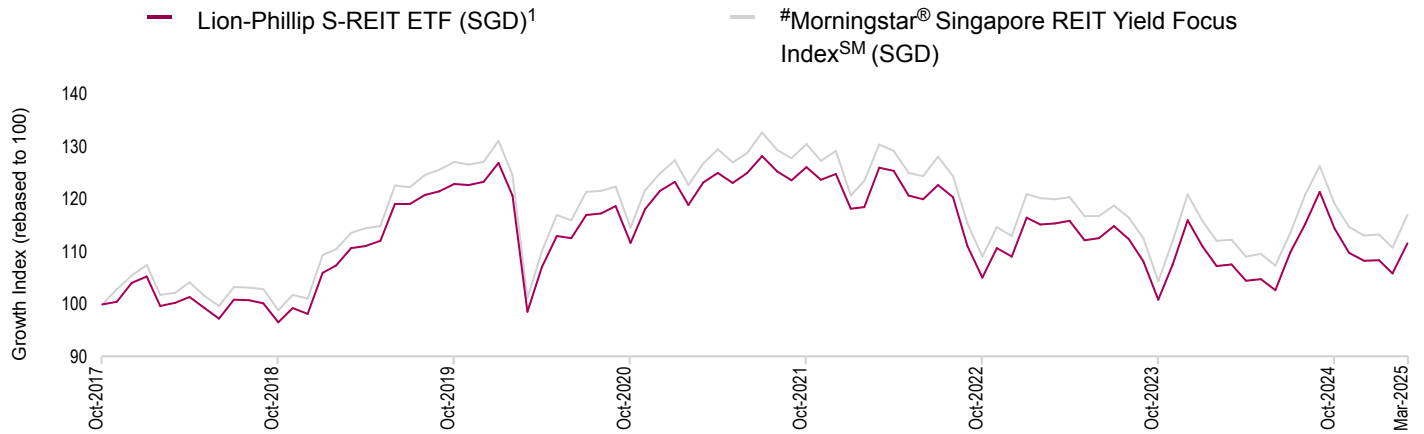


# Lion-Phillip S-REIT ETF

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

The Index is compiled and calculated by Morningstar Research Pte. Ltd. and is designed to screen for high-yielding REITs with superior quality and financial health.

## Cumulative Performance



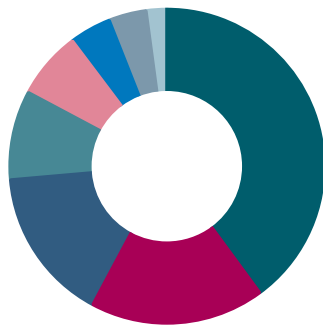
Performance by Fund (%)	1 M	3 M	6 M	1 Y	3Y	5Y	10Y	Since Incept
Lion-Phillip S-REIT ETF (SGD) <sup>1</sup>	5.39	3.34	-7.42	3.77	-3.88	2.53	N/A	1.83
Benchmark <sup>#</sup>	5.56	3.42	-7.42	4.18	-3.56	2.93	N/A	2.20

**Past performance is not necessarily indicative of future performance.**

Return periods longer than 1 year are annualized.

Source: Lion Global Investors Ltd / Morningstar

## Sub-Industry Allocation



- Industrial, 39.92%
- Retail, 17.89%
- Office, 15.80%
- Specialized, 9.17%
- Diversified, 6.94%
- Hotel & Resort, 4.29%
- Health Care, 3.87%
- Cash Equivalent, 2.12%

# Lion-Phillip S-REIT ETF

## Fund Facts

Fund Inception Date	30 Oct 2017
Benchmark / Index	Morningstar® Singapore REIT Yield Focus Index <sup>SM</sup>
Manager(s)	Lion Global Investors Limited (Manager) Phillip Capital Management (S) Ltd (Sub-Manager)
Investment Advisor	-
Designated Market Makers	Flow Traders Asia Pte. Ltd., Phillip Securities Pte Ltd
Trustee	HSBC Institutional Trust Services (Singapore) Limited
Base Currency	SGD
Trading Currency	SGD
Listing	Singapore Exchange Securities Trading Limited
Trading Board Lot Size	1 unit
Creation and Redemption	Participating Dealers <sup>2</sup>
Subscription Mode	Cash, SRS <sup>3</sup>
Initial / Realisation Charge	Nil
Management Fee	0.50% p.a.
Distribution Frequency <sup>4</sup>	Semi-Annual
Financial Year End	31 December
NAV Price	SGD 0.801
Fund Size	SGD 534.67 million
Total Units	667.5 million

## 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

## Securities Holdings and Weightages (%)<sup>5</sup>

Security Name	% Weight	Security Name	% Weight
CAPITALAND INTEGRATED COMMERCIAL TRUST REIT	10.06	CAPITALAND ASCOTT TRUST	2.98
MAPLETREE PAN ASIA COMMERCIAL TRUST	9.81	ESR-REIT	1.79
CAPITALAND ASCENDAS REIT	9.64	CAPITALAND CHINA TRUST	1.65
MAPLETREE LOGISTICS TRUST	9.54	LENLEASE GLOBAL COMMERCIAL REIT	1.53
FRASERS LOGISTICS & COMMERCIAL TRUST REIT	9.50	STARHILL GLOBAL REIT	1.36
KEPPEL DC REIT	8.30	CDL HOSPITALITY TRUSTS	0.92
MAPLETREE INDUSTRIAL TRUST	7.80	DIGITAL CORE REIT MANAGEMENT PTE LT D	0.87
FRASERS CENTREPOINT TRUST	6.47	OUE REAL ESTATE INVESTMENT TRUST SHRS REIT	0.51
SUNTEC REAL ESTATE INVESTMENT TRUST	6.43	FAR EAST HOSPITALITY TRUST	0.39
KEPPEL REIT	4.46	CASH EQUIVALENT	2.12
PARKWAY LIFE REAL ESTATE INVES REIT	3.87		

### Note

<sup>1</sup>Returns are based on NAV-NAV basis in SGD and assuming all dividends are reinvested net of all charges payable upon reinvestment.

<sup>2</sup>For the latest list of Participating Dealers, please refer to [www.lionglobalinvestors.com](http://www.lionglobalinvestors.com)

<sup>3</sup>If you wish to use your Supplementary Retirement Scheme ("SRS") monies to purchase Units in the Fund on the SGX-ST, you should check with your broker or SRS operator on the procedures.

<sup>4</sup>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.

<sup>5</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.

Negative cash equivalent is contributed by various factors such as cash balances, expenses, forward/spot FX, payables and receivables. (If applicable.)

The above is based on information available as of 31 March 2025, unless otherwise stated. The Securities referenced are not intended as recommendations to buy or sell securities. For explanation of additional technical terms, please visit [www.lionglobalinvestors.com](http://www.lionglobalinvestors.com).

# Lion-Phillip S-REIT ETF



For further information or to obtain a copy of the prospectus:

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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.

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