

NIKKOAM-STRAITSTRADING ASIA EX JAPAN REIT ETF

January 2024 Factsheet

★★★★ 4 Star Overall Morningstar Rating™

Investment Objective

The investment objective of the Fund is to replicate as closely as possible, before expenses, the performance of the FTSE EPRA Nareit Asia ex Japan REITS 10% Capped Index ("Index"), or upon the Manager giving three (3) months' prior written notice to the Trustee and the Holders, such other index that gives, in the opinion of the Manager, the same or substantially similar exposure as the Index.

Performance (%)

Share Class		3M	6M	1Y	3Y	5Y	Since Inception
SGD	NAV-NAV	10.25	-3.17	-9.37	-5.24	-2.30	1.65
	Benchmark^	10.36	-2.87	-8.93	-4.54	-1.51	2.39

Rolling Returns (%)

		31/01/2019	31/01/2022	31/01/2020	31/01/2021	31/01/2023
		-	-	-	-	-
		31/01/2020	31/01/2023	31/01/2021	31/01/2022	31/01/2024
SGD	NAV-NAV	12.43	-2.51	-6.94	-3.68	-9.37
	Benchmark^	13.54	-1.81	-6.18	-2.73	-8.93

Source: Nikko Asset Management Asia Limited as of 31 January 2024. Returns are calculated on a NAV-NAV basis and assuming all dividends and distributions are reinvested, if any. Returns for period in excess of 1 year are annualised. Past performance is not indicative of future performance.

^ Benchmark returns are calculated on a net total return basis.

¹ Distributions are not guaranteed and are at the absolute discretion of the Manager. Any distribution is expected to result in an immediate reduction of Fund's NAV. Distributions may be paid out of capital which will result in capital erosion and reduction in the Fund's NAV, which will be reflected in the redemption price of the Units.

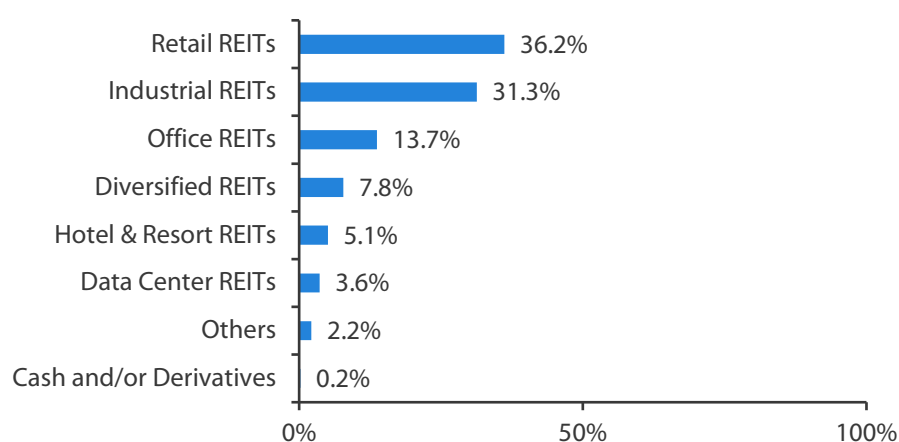
Fund Details

Base Currency	SGD
Fund Size	SGD 374.51 million
Total Units	458,565,000
Initial Sales Charge	Nil
Realisation Charge	Nil
Management Fee	0.50% p.a.
Trustee Fee	Up to 0.04% p.a.
Benchmark^	FTSE EPRA Nareit Asia ex Japan REITS 10% Capped Index
Valuation Frequency	Daily
Price Quote	www.nikkoam.com.sg/etf/asia-ex-japan-reit
Distribution Frequency¹	Quarterly
Financial Year End	30-Jun
Market Professionals	In-kind subscription/redemption is available
Trustee	HSBC Institutional Trust Services (Singapore) Limited
Stock Exchange	Singapore Exchange Securities Trading Limited
Subscription and Redemption	Minimum 1 unit via SGX-ST (Cash) or minimum 50,000 units via participating dealers (usual fees and charges apply)

Fund Holdings

Top 10 Holdings	Weight
CAPITALAND INTEGRATED COMMERCIAL TRUST	10.3%
LINK REAL ESTATE INVESTMENT TRUST	10.1%
CAPITALAND ASCENDAS REIT	10.0%
MAPLETREE LOGISTICS TRUST	6.7%
EMBASSY OFFICE PARKS REIT	6.3%
MAPLETREE INDUSTRIAL TRUST	6.3%
MAPLETREE PAN ASIA COMMERCIAL TRUST	4.4%
FRASERS LOGISTICS & COMMERCIAL TRUST	4.2%
SUNTEC REAL ESTATE INVESTMENT TRUST	3.3%
FRASERS CENTREPOINT TRUST	3.2%

Sector Allocation



Cash in allocation charts includes cash equivalents.
Percentages of allocation may not add to 100% due to rounding error.

Fund Characteristics

3-Years Annualised Tracking Error
0.26

Fund Information

Share Class	Listing Date	NAV	ISIN	Bloomberg Ticker	Trading Name	SGX Stock Code
Primary Currency: S\$	29 March 2017	SGD 0.8167	SG1DE9000003	AXJREIT SP	NikkoAM-STC Asia REIT	CFA
Secondary Currency: US\$	29 March 2017	USD -	-	-	NikkoAM-STC A_REIT US\$	COI

Source: Nikko Asset Management Asia Limited as of 31 January 2024.

[^] With effect from 20 July 2020, the name of the Index (which is the current benchmark for the Fund) has been changed from "FTSE EPRA Nareit Asia ex Japan REIT Index" to "FTSE EPRA Nareit Asia ex Japan REITS 10% Capped Index".

Important Information

The performance of the ETF's price on the Singapore Exchange Securities Trading Limited ("SGX-ST") may be different from the net asset value per unit of the ETF. The ETF may also be delisted from the SGX-ST. Transaction in units of the ETF will result in brokerage commissions. Listing of the units does not guarantee a liquid market for the units. Units of the ETF may be bought or sold throughout trading hours of the SGX-ST through any brokerage account. Investors should note that the ETF differs from a typical unit trust and units may only be created or redeemed directly by a participating dealer in large creation or redemption units. Investors may only redeem the units with Nikko AM Asia under certain specified conditions.

This document constitutes a financial promotion for the purposes of the Financial Services and Markets Act 2000 (as amended) (FSMA) and the rules of the Financial Conduct Authority (the FCA) in the United Kingdom (the FCA Rules). This document is communicated by Nikko Asset Management Europe Ltd (Nikko AME), which is authorised and regulated in the United Kingdom by the FCA. It is directed only at (a) investment professionals falling within article 19 of the Financial Services and Markets Act 2000 (Financial Promotions) Order 2005, (as amended) (the Order) (b) certain high net worth entities within the meaning of article 49 of the Order and (c) persons to whom this document may otherwise lawfully be communicated (all such persons being referred to as relevant persons) and is only available to such persons and any investment activity to which it relates will only be engaged in with such persons. Any person in receipt of this document who is not a relevant person should not retain, rely or act upon this document, and should promptly return this document to Nikko AME at the address indicated below. This document is for distribution only under such circumstances as may be permitted by applicable law. This document does not constitute investment advice or a personal recommendation and it does not consider in any way the suitability or appropriateness of the subject matter for the individual circumstances of any recipient. In providing a person with this document, Nikko AME is not treating that person as a client for the purposes of the FCA Rules other than those relating to financial promotion and that person will not therefore benefit from any protections that would be available to such clients. This document is for information purposes only and is not intended to be an offer, or a solicitation of an offer, to buy or sell any investments. The information and opinions in this document have been derived from or reached from sources believed in good faith to be reliable but have not been independently verified. Nikko AME makes no guarantee, representation or warranty, express or implied, and accepts no responsibility or liability for the accuracy or completeness, of this document. No reliance should be placed on any assumptions, forecasts, projections, estimates or prospects contained within this document. This document should not be regarded by recipients as a substitute for the exercise of their own judgement. Opinions stated in this document may change without notice. Nikko AME and its associates and/or its or their officers, directors or employees may have or have had positions or material interests, may at any time make purchases and/or sales as principal or agent, may provide or have provided corporate finance services to issuers or may provide or have provided significant advice or investment services in any investments referred to in this document or in related investments. Relevant confidential information, if any, known within any company in the Nikko AM group or Sumitomo Mitsui Trust Bank group and not available to Nikko AME because of regulations or internal procedure is not reflected in this document. The investments mentioned in this document may not be eligible for sale in some states or countries, and they may not be suitable for all types of investors. Past performance is no guide to future returns and the value of investments can fall as well as rise. Nikko AME accepts no liability whatsoever for any loss or damage of any kind arising out of the use of all or any part of this document, provided that nothing herein excludes or restricts any liability of Nikko AME under FSMA or the FCA Rules.

Nikko Asset Management Asia Limited which is incorporated in Singapore is the non-EU alternative investment fund manager (AIFM) of the NikkoAM-StraitsTrading Asia ex Japan REIT ETF for purposes of the EU Alternative Investment Fund Managers Directive (AIFMD). Disclosures to investors required under Article 23 of the AIFMD are available from Nikko AME in London, UK which acts as Nikko Asset Management Co, Ltd.'s agent in the UK in relation to the marketing of this fund.

Notice to investors in the UK

The Fund promoted herein is a Unit Trust ETF domiciled in Singapore where it is managed by Nikko Asset Management Asia Limited. The Fund is not a recognised collective investment scheme for the purposes of the Financial Services and Markets Act 2000 of the United Kingdom (the "Act"). The promotion of the Fund and the distribution of this material in the United Kingdom is accordingly restricted by law. This material is being issued inside the United Kingdom by Nikko AME only to and/or is directed only at persons who are professional clients or eligible counterparties for the purposes of the FCA's Conduct of Business Sourcebook. This material is exempt from the scheme promotion restriction (in Section 238 of the Act) on the communication of invitations or inducements to participate in unrecognised collective investment schemes on the grounds that it is being issued to and/or directed at only the types of person referred to above. To the extent that this material is issued by Nikko AME the Shares are only available to such persons and this material must not be relied or acted upon by any other persons. This document may not be distributed without authorisation from Nikko AME.

The units of NikkoAM-StraitsTrading Asia ex Japan REIT ETF are not in any way sponsored, endorsed, sold or promoted by FTSE International Limited ("FTSE"), by the London Stock Exchange Group companies ("LSEG"), Euronext N.V. ("Euronext"), European

Public Real Estate Association ("EPRA"), or the National Association of Real Estate Investment Trusts ("NAREIT") (together the "Licensor Parties") and none of the Licensor Parties make any warranty or representation whatsoever, expressly or impliedly, either as to the results to be obtained from the use of the FTSE EPRA/NAREIT Asia ex Japan Net Total Return REIT Index (the "Index") and/or the figure at which the said Index stands at any particular time on any particular day or otherwise. The Index is compiled and calculated by FTSE. However, none of the Licensor Parties shall be liable (whether in negligence or otherwise) to any person for any error in the Index and none of the Licensor Parties shall be under any obligation to advise any person of any error therein.

"FTSE®" is a trade mark of LSEG, "NAREIT®" is a trade mark of the National Association of Real Estate Investment Trusts and "EPRA®" is a trade mark of EPRA and all are used by FTSE under licence."

Key Risks

You should be aware that the price of Units can go down as well as up. The value of the Fund and its distributions (if any) may rise or fall. The following are key risk factors that may cause you to lose some or all of your investment:

Market and Credit Risks

- **Units may trade at prices other than NAV**

- o The secondary market price of Units may sometimes trade above or below the NAV per Unit. This deviation is dependent on various factors but will be accentuated when there is a large imbalance between market supply and demand for Units on the SGX-ST. There is a risk that you may not be able to buy or sell at a price close to the NAV per Unit.

- **You are exposed to market risk**

- o The price of securities comprised in the portfolio of the Fund and the Units, and the income from them, may be influenced by political and economic conditions, changes in interest rates, the earnings of the REITs whose securities are comprised in the portfolio and the market's perception of the securities.

Liquidity Risks

- **You are exposed to liquidity risk**

- o The extent of market liquidity is dependent on the size and state of the markets and therefore affects the Fund's ability to acquire or dispose of assets at the price and time it so desires.

- **You should be aware there is a minimum creation and redemption size**

- o Units will only be issued or redeemed in-kind by or through Participating Dealers in Creation Unit or Redemption Unit aggregations (currently 500,000 Units, and multiples thereof). Units will only be issued and redeemed in cash by or through Participating Dealers at a minimum of 50,000 Units.
- o If you do not hold Redemption Unit aggregations or at least the minimum redemption number of Units (i.e. 50,000 Units), you will only be able to realise the value of your Units by selling your Units on the SGX-ST at the prevailing trading price of the Units.
- o However, do note that the Participating Dealers are under no obligation to redeem your Units.

- **Trading in Units on SGX-ST may be suspended or even delisted**

- o You will not be able to purchase or sell Units on the SGX-ST during any period that the SGX-ST suspends trading in the Units. The SGX-ST may suspend the trading of Units whenever the SGX-ST determines that it is appropriate in the interests of a fair and orderly market to protect investors. Subject to the provisions of the CIS Code, the creation and redemption of Units will also be suspended if the trading of Units on the SGX-ST is suspended.
- o The Fund may not be able to continue to meet the requirements necessary to maintain the listing of Units on the SGX-ST. The Fund may be terminated if Units are delisted from the SGX-ST.

Product Specific Risks

- **You are exposed to tracking error risk**

- o Changes in the NAV of the Fund are unlikely to replicate exactly changes in the Index due to various factors. The Fund's returns may therefore deviate from those of the Index.

- **Lack of discretion by Manager to adapt to market changes**

- o The Index Securities held by the Fund will passively reflect the distribution of REITs whose securities comprise the Index. Therefore, adverse changes in the financial condition or performance of any REIT included in the Index will not result in the sale of the securities of such REIT, and will be likely to affect adversely the Fund's value and the trading price of the Units. The Manager will have limited discretion to remove the securities of such REIT from the Fund.

- **Risk associated with the investment strategy of the Fund**

- o Unlike "actively managed" unit trusts and mutual funds, in its management of the Fund, the Manager does not attempt to outperform the Index nor does it seek temporary defensive positions when markets decline or appear overvalued by some standards. Accordingly, a fall in the Index may result in a corresponding fall in the NAV of the Fund.

You should be aware that your investment in the Fund may be exposed.

Morningstar Rating: © Morningstar 2024. All Rights Reserved. The information contained herein: (1) is proprietary to Morningstar and/or its content providers; (2) may not be copied or distributed; and (3) is not warranted to be accurate, complete or timely. Neither Morningstar nor its content providers are responsible for any damages or losses arising from any use of this information. Past performance is no guarantee of future results.

Nikko Asset Management Asia Limited. Registration Number 198202562H