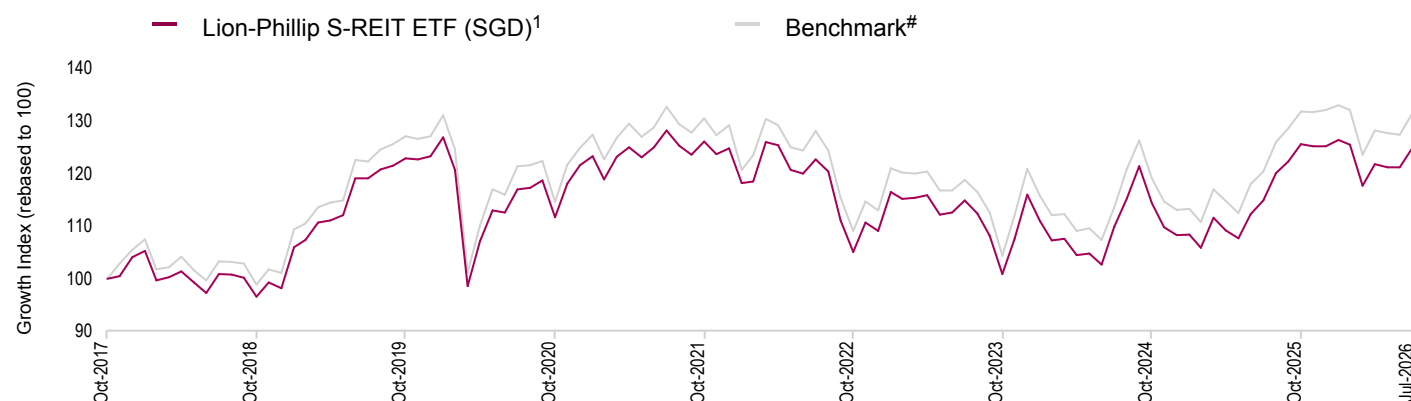


Lion-Phillip S-REIT ETF

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 IndexSM 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 (%)	YTD	1 M	3 M	6 M	1 Y	3Y	5Y	10Y	Since Incept
Lion-Phillip S-REIT ETF (SGD) ¹	-0.6	3.1	2.4	-1.3	8.7	2.9	-0.6	N/A	2.8
Benchmark [#]	-0.4	3.2	2.6	-1.2	9.2	3.4	-0.2	N/A	3.2

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



Lion-Phillip S-REIT ETF



Fund Facts

Fund Inception Date	30 Oct 2017
Benchmark / Index	Morningstar® Singapore REIT Yield Focus Index SM
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 ²
Subscription Mode	Cash, SRS ³
Initial / Realisation Charge	Nil
Management Fee	0.50% p.a.
Distribution Frequency ⁴	Semi-Annual
Financial Year End	31 December
NAV Price	SGD 0.825
Fund Size	SGD 890.47 million
Total Units	1,081.9 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

Lion-Phillip S-REIT ETF



Securities Holdings and Weightages (%)

Security Name	% Weight	Security Name	% Weight
CAPITALAND INTEGRATED COMMERCIAL TRUST REIT	10.49	CAPITALAND ASCOTT TRUST	3.24
MAPLETREE LOGISTICS TRUST REIT	10.05	PARKWAY LIFE REAL ESTATE INVESTMENT TRUST REIT	2.39
CAPITALAND ASCENDAS REIT	9.99	ESR-REIT REIT	1.65
MAPLETREE PAN ASIA COMMERCIAL TRUST REIT	9.59	CENTURION ACCOMMODATION REIT IPO	1.04
KEPPEL DC REIT	9.44	CAPITALAND CHINA TRUST REIT	0.89
KEPPEL REIT	8.47	STARHILL GLOBAL REIT	0.84
FRASERS LOGISTICS &	7.69	QUE REAL ESTATE INVESTMENT TRUST REIT	0.43
MAPLETREE INDUSTRIAL TRUST REIT	7.61	FAR EAST HOSPITALITY TRUST	0.36
SUNTEC REIT	6.95	CASH EQUIVALENT	-0.91
FRASERS CENTREPOINT TRUST REIT	6.05		
LENDLEASE GLOBAL COMMERCIAL REIT	3.75		

Note

#Benchmark: Morningstar® Singapore REIT Yield Focus IndexSM (SGD)¹Returns are based on NAV-NAV basis in SGD and assuming all dividends are reinvested net of all charges payable upon reinvestment.

²For the latest list of Participating Dealers, please refer to www.lionglobalinvestors.com

³If 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.

⁴Distributions 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.

⁵Weights 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 July 2026, 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.

Lion-Phillip S-REIT ETF



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

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Investments in the ETF are not obligations of, deposits in, guaranteed or insured by LGI or any of its affiliates and are subject to investment risks including the possible loss of the principal amount invested. The performance of the ETF is not guaranteed and, the value of its units and the income accruing to the units, if any, may rise or fall. Past performance, payout yields and payments, as well as, any prediction, projection, or forecast are not necessarily indicative of the future or likely performance, payout yields and payments of the ETF. Any extraordinary performance may be due to exceptional circumstances which may not be sustainable. Dividend distributions, which may be either out of income and/or capital, are not guaranteed and subject to LGI'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. Any references to specific securities are for illustration purposes and are not to be considered as recommendations to buy or sell the securities. It should not be assumed that investment in such specific securities will be profitable. There can be no assurance that any of the allocations or holdings presented will remain in the ETF at the time this information is presented. Any information (which includes opinions, estimates, graphs, charts, formulae or devices) is subject to change or correction at any time without notice and is not to be relied on as advice. You are advised to conduct your own independent assessment and investigation of the relevance, accuracy, adequacy and reliability of any information contained herein and seek professional advice on them. No warranty is given and no liability is accepted for any loss arising directly or indirectly as a result of you acting on such information. The ETF may, where permitted by the prospectus, invest in financial derivative instruments for hedging purposes or for efficient portfolio management. LGI, its related companies, their directors and/or employees may hold units of the ETF and be engaged in purchasing or selling units of the ETF for themselves or their clients.

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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