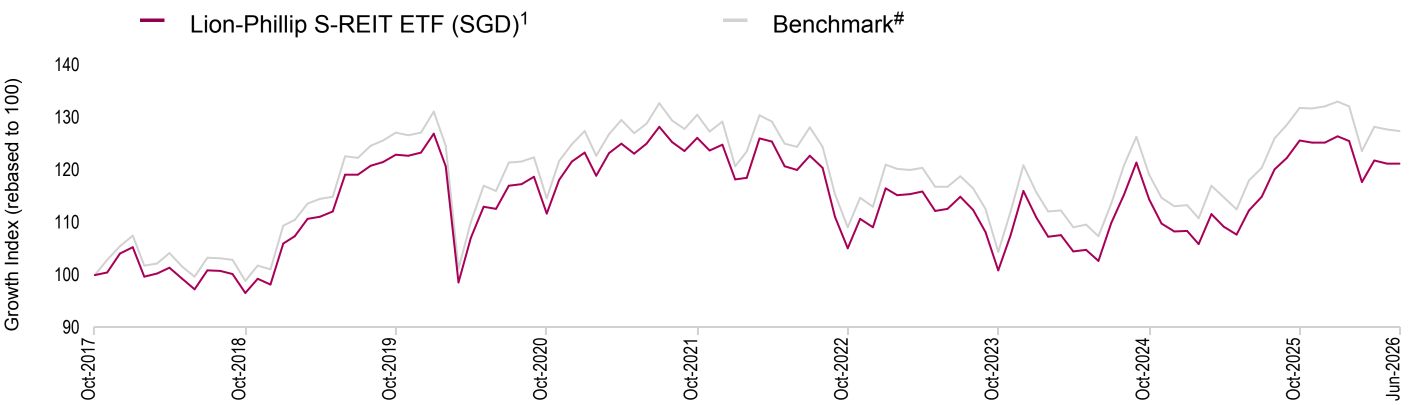
Lion-Phillip S-REIT ETF

LION GLOBAL INVESTORS
An OCBC Company

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^{SM} 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]	-3.7	-0.4	2.9	-3.7	7.4	2.4	-0.6	N/A	2.5
Benchmark[#]	-3.6	-0.2	3.0	-3.6	8.0	2.9	-0.2	N/A	2.9

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℠
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 0.822
Fund Size	SGD 880.66 million
Total Units	1,071.4 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
CAPITALAND INTEGRATED COMMERCIAL TRUST REIT	10.04
MAPLETREE LOGISTICS TRUST REIT	9.95
CAPITALAND ASCENDAS REIT	9.74
KEPPEL DC REIT	9.54
MAPLETREE PAN ASIA COMMERCIAL TRUST REIT	9.35
KEPPEL REIT	7.96
MAPLETREE INDUSTRIAL TRUST REIT	7.62
FRASERS LOGISTICS &	7.54
SUNTEC REIT	6.85
FRASERS CENTREPOINT TRUST REIT	6.05
LENDLEASE GLOBAL COMMERCIAL REIT	3.64

Security Name	% Weight
CAPITALAND ASCOTT TRUST	3.18
PARKWAY LIFE REAL ESTATE INVESTMENT TRUST REIT	2.31
ESR-REIT REIT	1.48
CENTURION ACCOMMODATION REIT IPO	0.99
CAPITALAND CHINA TRUST REIT	0.88
STARHILL GLOBAL REIT	0.83
OUE REAL ESTATE INVESTMENT TRUST REIT	0.43
FAR EAST HOSPITALITY TRUST	0.36
CASH EQUIVALENT	1.26

Note

[#]Benchmark: Morningstar® Singapore REIT Yield Focus Index℠ (SGD)

[1]Returns are based on NAV-NAV basis in SGD and assuming all dividends are reinvested net of all charges payable upon reinvestment.

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

[3]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.

[4]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.

[5]Weights of each holding may exceed 10% in between the rebalancing of the Index in June and December of each year due tomarket 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 30 June 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:

Funds Hotline | +65 6417 6900
Facsimile | +65 6417 6806
www.lionglobalinvestors.com

Lion Global Investors Limited
65 Chulia Street #18-01
OCBC Centre
Singapore 049513

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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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