



NikkoAM-StraitsTrading Asia ex Japan REIT ETF

Unlocking Opportunities in
Asia's Real Estate Growth

YOUR GOALS, OUR COMMITMENT.

Why invest in NikkoAM-StraitsTrading Asia ex Japan REIT ETF?

World's first Asia ex Japan REIT ETF

1 Regular Dividend Distribution

* Based on distribution per unit of REITs in the Index[^] over the period 2011 – 2021.

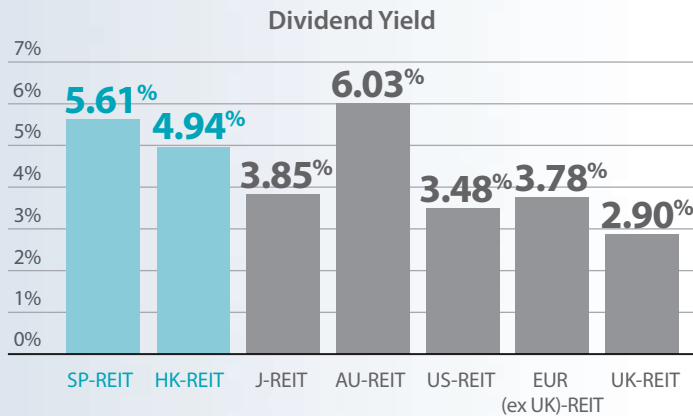
Source: FTSE, 31 March 2021

[^] Index refers to the FTSE EPRA Nareit Asia ex Japan REITs 10% Capped Index. Distributions are not guaranteed. Past performances may not be indicative of future performances. Unit holders will not receive any dividends or other distributions directly from the REITs in which the Fund invests.



2 Attractive Dividend Yield

Asia ex Japan Real Estate Investment Trusts (REITs) offer some of the most attractive yields across the world.



Source: Bloomberg, as of 31 March 2021

Past performances may not be indicative of future performances.

3 Attractive Returns

Index has attractive return potential compared to a Broad-Based Equity Index.

REITs Index vs Broad-Based Equity Index
(from Jan 2010 to Mar 2021 - rebased to 100 as of Jan 2010)

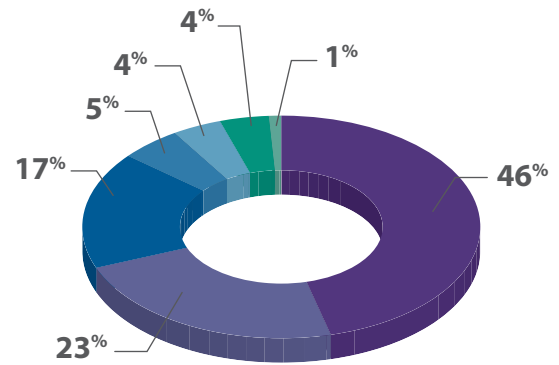


— FTSE EPRA/Nareit Asia ex Japan REITs 10% Capped Index
 — FTSE Asia Pacific ex Japan Australia and New Zealand Index
 — MSCI AC Asia Ex. Japan Index

Source: FTSE, Bloomberg, as of 31 March 2021 (in SGD terms)
 Past performance may not be indicative of future performance.

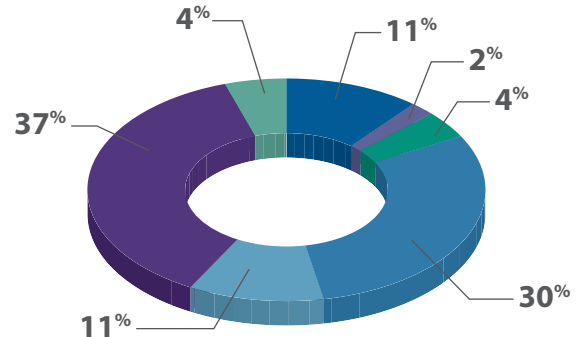
4 Regional Diversification with Single Trade

Exposure to diverse properties such as financial hubs, tech hubs, hospitals, residential and industrial properties, malls and hotels, diversified geographically across Asia ex Japan.



Geographic Breakdown

■ Singapore
 ■ Global/Asia
 ■ Hong Kong
 ■ China
 ■ Malaysia
 ■ Thailand
 ■ India



REIT Sub-Industry Breakdown

■ Retail REITs
 ■ Industrial REITs
 ■ Diversified REITs
 ■ Office REITs
 ■ Specialised REITs
 ■ Hotel & Resort REITs
 ■ Health Care REITs

Source: FTSE, as of 31 March 2021

5 Strategic Partnership with Straits Trading

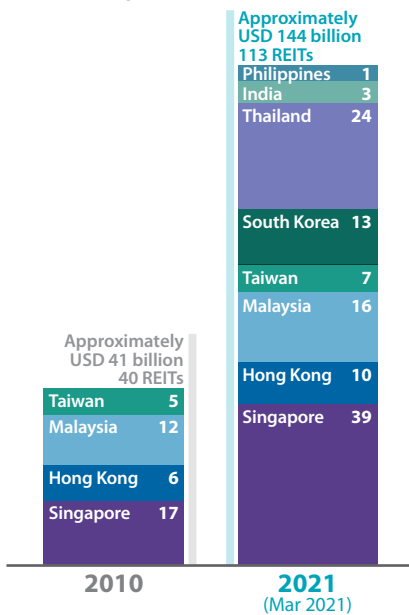
Leverage the expertise of Straits Trading:

- Diversified investment company with strategic real estate holdings
- Extensive experience in real estate management

Why Asia REITs?

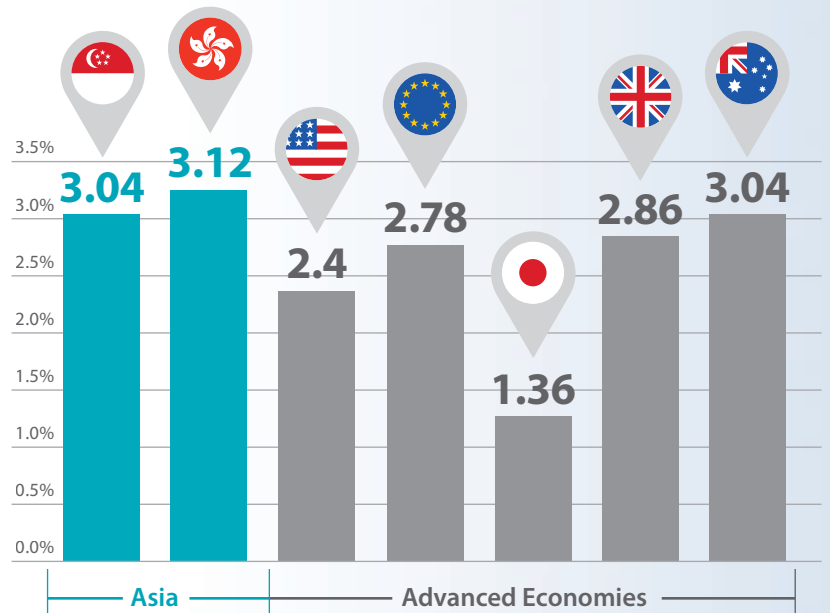
- One of the fastest growing asset classes
- Growth opportunities in Asia's urbanisation
- High-quality regional REITs (especially SG & HK)
- Strong regulatory support
- Low investment sum to enjoy regular dividend distribution
- Robust economic fundamentals

Growth of Asia REITs by Market Capitalisation and Numbers



Source: Bloomberg, Nikko AM, as of 31 March 2021

Real GDP Growth Estimate (2021-2025)



Source: IMF World Economic Outlook, as of 31 March 2021
Any forecast may not be indicative of future performances.

Advantages of REITs over physical real estate

- Greater liquidity
- Exposure to diversified basket of properties
- Lower capital investment
- REITs distribute the majority of their taxable income to shareholders annually

Common drawbacks of rental properties:

- High investment quantum
- Low liquidity
- Maintenance costs
- Cost of vacancy
- Tenant issues

Why FTSE EPRA Nareit Asia ex Japan Net Total Return REIT Index?

The FTSE EPRA Nareit Asia ex Japan Net Total Return REIT Index forms part of the FTSE EPRA Nareit Global Real Estate Index Series.

Benefits:

- Transparent, rules-based methodology
- Exclusive partnership with leading REIT Trade associations:
 - EPRA: European Public Real Estate Association
 - Nareit: National Association of Real Estate Investment Trust
- Industry leader:
 - Index tracked by more than 26 ETFs with USD10 Billion in AUM
 - Real estate index with longest track record

Source: FTSE, June 2017

About Nikko Asset Management

With US\$284.4 billion* under management, Nikko Asset Management is one of Asia's largest asset managers, providing high-conviction, active fund management across a range of equity, fixed income, multi-asset and alternative strategies. In addition, its complementary range of passive strategies covers more than 20 indices and includes some of Asia's largest exchange-traded funds (ETFs). Headquartered in Asia since 1959, the firm employs approximately 200** investment professionals, representing approximately 30 nationalities across 11 countries. More than 400 banks, brokers, financial advisors and life insurance companies around the world distribute the company's products. The investment teams benefit from a unique global perspective complemented by the firm's historic Asian DNA, striving to deliver consistent excellence in performance. The firm also prides itself on its progressive, solution-driven approach, which has led to many innovative funds launched for its clients.

* Consolidated assets under management and sub-advisory of Nikko Asset Management and its subsidiaries as of 31 December 2020.

** As of 31 December 2020, including employees of Nikko Asset Management and its subsidiaries.

Fund Information

Benchmark	FTSE EPRA Nareit Asia ex Japan REITS 10% Capped Index		
Listing Date	29 March 2017		
Fund Structure	Open-ended Listed Unit Trust, with Exchange Traded Fund feature		
Lot Structure	10 units per lot		
Dividend Distribution Frequency*	Dividends (if any) would be paid quarterly at the Manager's discretion		
Manager	Nikko Asset Management Asia Limited		
Trustee	HSBC Institutional Trust Services (Singapore) Limited		
Designated Market Makers	Flow Traders Asia Pte Ltd, Phillip Securities Pte. Ltd.		
ISIN Stock Code	SG1DE9000003		
Primary Currency (S\$)		Secondary Currency (US\$)	
SGX Stock Code	CFA	SGX Stock Code	COI
SGX Trading Name	NikkoAM-STC Asia REIT	SGX Trading Name (USD)	NikkoAM-STC A_REIT US\$
Bloomberg Ticker	AXJREIT SP	Bloomberg Ticker (USD)	AXJREUS SP



Find out more on nikkoam.com.sg/etf/asia-ex-japan-reit-sgd
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* Distributions are not guaranteed.

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