

NikkoAM-StraitsTrading Asia ex Japan REIT ETF

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Unlocking opportunities in
Asia's real estate growth

World's largest¹ Asia ex Japan REIT ETF

The NikkoAM-StraitsTrading Asia ex Japan REIT ETF (the "ETF") aims to replicate as closely as possible, before expenses, the performance of the FTSE EPRA Nareit Asia ex Japan REITs 10% Capped Index (the "Index"). The ETF offers investors easy access to a diversified portfolio of quality Asia ex Japan REITs that offer some of the most attractive yields across the world.

About the FTSE EPRA Nareit Asia ex Japan REITs 10% Capped Index:

The FTSE EPRA Nareit Asia ex Japan REITs 10% Capped Index forms part of the FTSE EPRA Nareit Global Real Estate Index Series.

Key Highlights:

- Exclusive partnership with leading REIT Trade associations:
 - EPRA: European Public Real Estate Association
 - Nareit: National Association of Real Estate Investment Trust
- An industry leader:
 - This index series is tracked by 28 ETFs with ~USD 12 Billion in AUM as at 20 Nov 2023²
- Transparent, rules-based methodology
- Concentration risk management with constituent weights capped at a maximum of 10%

Advantages of owning REITs over physical real estate

- Tax exemption on distributed net rental income derived from REIT properties for individuals
- Tenant disputes handled by professional manager
- Vacancies managed and placed out by professional manager
- Greater trading liquidity without stamp duties
- Lower upfront capital investment
- Exposure to diversified basket of properties

¹Source: Bloomberg, 17 Jan 2024

²Source: EPRA, 20 Nov 2023

There is no assurance that the ETF will achieve its investment objective or that it will be able to fully track the performance of the Index.

Why choose the NikkoAM-StraitsTrading Asia ex Japan REIT ETF?

1. One of the largest REIT ETFs listed on the SGX

The NikkoAM-StraitsTrading Asia ex Japan REIT ETF is one of the largest and most well traded, lowest cost, REIT ETF on the SGX⁽¹⁾.

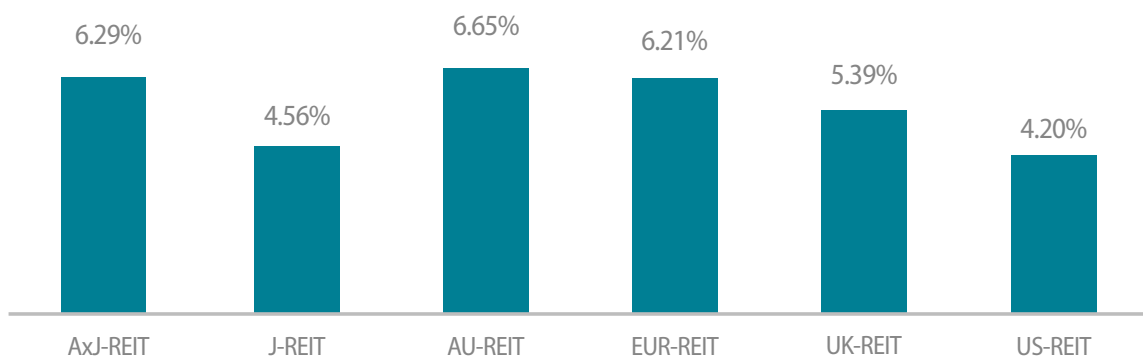
Source: Nikko AM, as of 30 Jun 2023

Note (1): Fund size was SGD389m as of 30 June 2023 and total expense ratio for the financial period ended 31 December 2022 was 0.55% (unaudited).

2. Attractive dividend yields

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

Figure 1: Dividend Yield Estimates



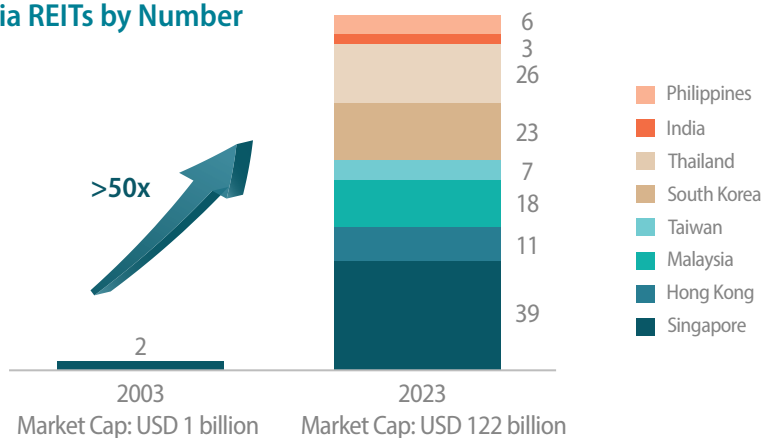
Source: Bloomberg estimates, as of 30 Jun 2023

Dividend estimates are not indicative of actual future amounts. The dividend yield estimates for AxJ-REIT is based on the FTSE EPRA Nareit Asia ex Japan REITs 10% capped index which represents REITs from China, Hong Kong, India, Indonesia, Malaysia, Philippines, Singapore, South Korea, as of 30 June 2023.

3. Participate in one of the fastest growing asset classes in the region

Asia is a diverse region made up of countries at different growth phases. With urbanisation, REITs in Asia have grown tremendously in number and in market capitalisation across the last 20 years. The NikkoAM-Straits Trading Asia ex Japan ETF is a great tool for investors who are keen to participate in Asia's real estate growth story.

Figure 2: Growth of Asia REITs by Number



Source: Bloomberg, Nikko AM, 30 Jun 2023

4. Diversification across geographies and sectors in a single trade

Gain exposure to diverse properties such as financial hubs, tech hubs, hospitals, residential and industrial properties, malls, hotels, etc. spread geographically across Asia ex Japan.

Figure 3: Geographic Breakdown

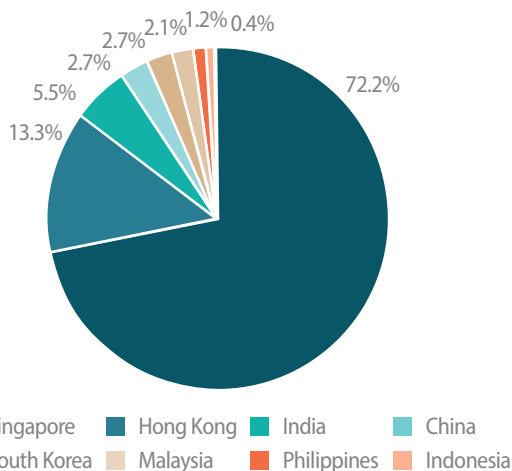
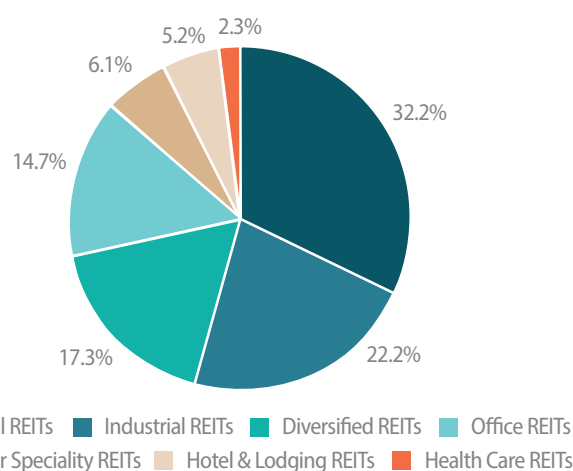


Figure 4: REIT Sector Breakdown



Source: FTSE, as of 30 Jun 2023

5. Quarterly dividend distribution^

Receive regular income 4 times a year and enjoy potential capital growth of REITs in the Asia ex Japan region.

About Nikko Asset Management

With **US\$219.2 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 includes some of Asia's largest exchange-traded funds (ETFs). Headquartered in Asia since 1959, the firm employs approximately 200** investment professionals, spanning 30 nationalities across 11 countries**. 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 30 June 2023.

** As of 30 June 2023, 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	1 unit per lot	
Dividend Distribution Frequency [^]	Distributions (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 (SGD)	Secondary Currency (USD)
SGX Stock Code	CFA	COI
SGX Trading Name	NikkoAM-STC Asia REIT	NikkoAM-STC A_REIT USD
Bloomberg Ticker	AXJREIT SP	AXJREUS SP

[^] Distributions are not guaranteed and are at the absolute discretion of the Managers. If the investment income is insufficient to fund a distribution for the Fund, the manager may determine that such distributions should be paid from the capital of the Fund. Any distribution is expected to result in an immediate reduction of the Fund's net asset value per unit. Please refer to the Fund prospectus and Product Highlights Sheet for further details.



Find out more on nikkoam.com.sg/reits

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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 suspended or delisted from the SGX-ST. Listing of the units does not guarantee a liquid market for the units. 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. This document is purely for informational purposes only with no consideration given to the specific investment objective, financial situation and particular needs of any specific person. It should not be relied upon as financial advice. Any securities mentioned herein are for illustration purposes only and should not be construed as a recommendation for investment. **You should seek advice from a financial adviser before making any investment. In the event that you choose not to do so, you should consider whether the investment selected is suitable for you.** Investments in funds are not deposits in, obligations of, or guaranteed or insured by Nikko Asset Management Asia Limited ("Nikko AM Asia"). **Past performance or any prediction, projection or forecast is not indicative of future performance.** The Fund or any underlying fund may use or invest in financial derivative instruments. The value of units and income from them may fall or rise. **Investments in the Fund are subject to investment risks, including the possible loss of principal amount invested.** You should read the relevant prospectus (including the risk warnings) and product highlights sheet of the Fund, which are available and may be obtained from appointed distributors of Nikko AM Asia or our website (www.nikkoam.com.sg) before deciding whether to invest in the Fund. The information contained herein may not be copied, reproduced or redistributed without the express consent of Nikko AM Asia. While reasonable care has been taken to ensure the accuracy of the information as at the date of publication, Nikko AM Asia does not give any warranty or representation, either express or implied, and expressly disclaims liability for any errors or omissions. Information may be subject to change without notice. Nikko AM Asia accepts no liability for any loss, indirect or consequential damages, arising from any use of or reliance on this document. This advertisement has not been reviewed by the Monetary Authority of Singapore. The NikkoAM-StraitsTrading Asia ex Japan REIT ETF (the "Fund") has been developed solely by Nikko Asset Management Asia Limited. The Fund is not in any way connected to or sponsored, endorsed, sold or promoted by the London Stock Exchange Group plc and its group undertakings, including FTSE International Limited (collectively, the "LSE Group"), European Public Real Estate Association ("EPRA"), or the National Association of Real Estate Investments Trusts ("Nareit") (and together the "Licensor Parties"). FTSE Russell is a trading name of certain of the LSE Group companies. All rights in FTSE EPRA Nareit Asia ex Japan REITS 10% Capped Index (the "Index") vest in the Licensor Parties. "FTSE" and "FTSE Russell" are a trade mark(s) of the relevant LSE Group company and are used by any other LSE Group company under license. "Nareit" is a trade mark of Nareit, "EPRA" is a trade mark of EPRA and all are used by the LSE Group under license. The Index is calculated by or on behalf of FTSE International Limited or its affiliate, agent or partner. The Licensor Parties do not accept any liability whatsoever to any person arising out of (a) the use of, reliance on or any error in the Index or (b) investment in or operation of the Fund. The Licensor Parties makes no claim, prediction, warranty or representation either as to the results to be obtained from the Fund or the suitability of the Index for the purpose to which it is being put by Nikko Asset Management Limited.

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