

NikkoAM-StraitsTrading Asia ex Japan REIT ETF

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Unlocking Opportunities in
Asia's Real Estate Growth

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

World's First 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")¹. 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.

1 Largest REIT ETF Listed on the SGX

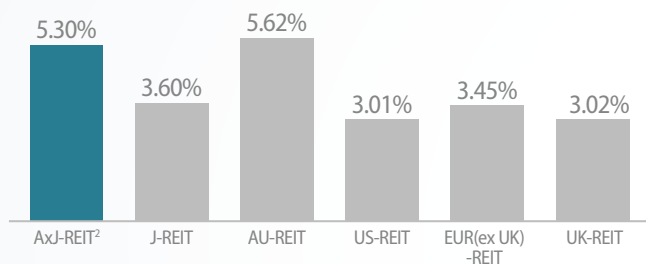
Since its inception on 29 March 2017, the NikkoAM-StraitsTrading Asia ex Japan REIT ETF has grown to become the largest REIT ETF listed on the SGX with a total fund size of more than SGD 360 million as at 31 March 2022 and underpinned by active trading volumes.

Source: Refinitiv Eikon, 31 March 2022

2 Asia ex-Japan REITs Offer Attractive Dividend Yields

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

Dividend Yield



Source: Bloomberg, as of 31 March 2022

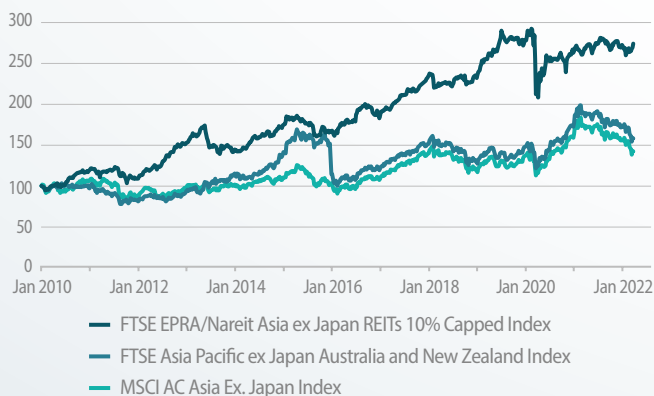
Past performance may not be indicative of future performance. Performance of the REITs presented here is not exactly the same as that of the corresponding or related ETFs. The REITs' performance does not factor in any management fee, transaction costs or fund expenses of an ETF.

3 Attractive Returns of the Index

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

REITs Index vs Broad-Based Equity Index

(from January 2010 to March 2022 - rebased to 100 as of January 2010)



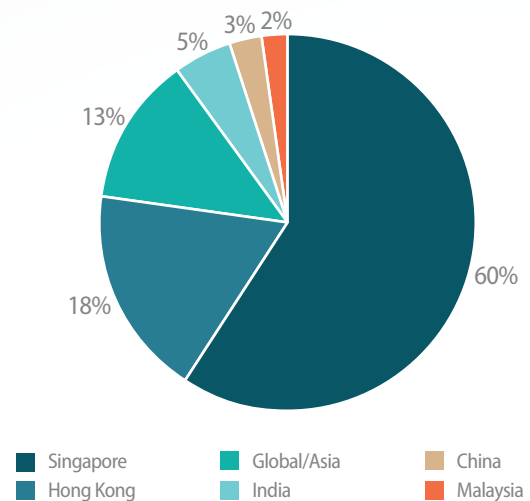
Source: FTSE, Bloomberg, as of 31 March 2022 (in SGD terms)

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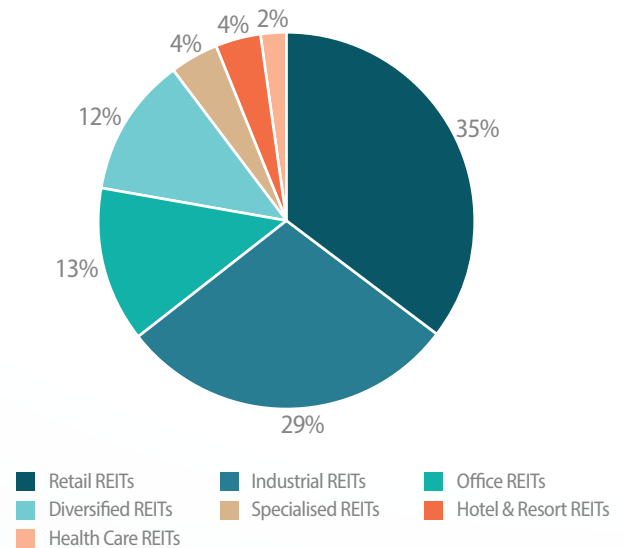
4 Regional Diversification with Single Trade

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



REIT Sub-Industry Breakdown



Source: FTSE, as of 31 March 2022

5 Quarterly Dividend Distribution[^]

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

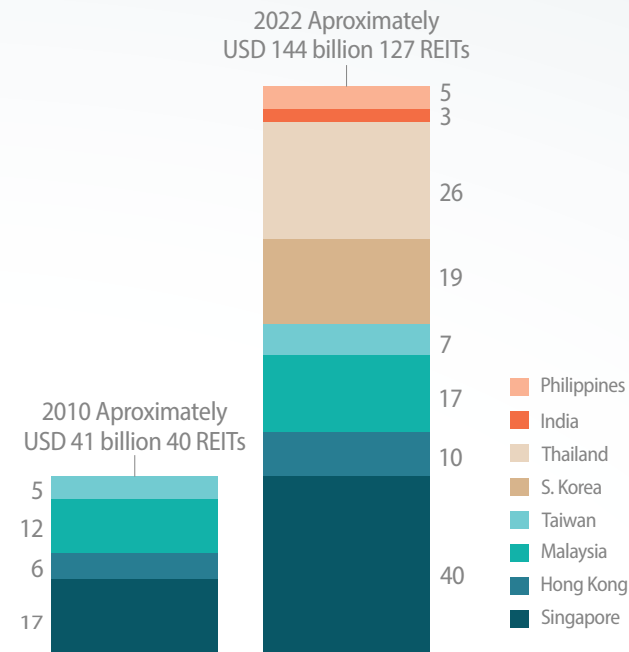
¹ There is no assurance that the ETF will achieve its investment objective or that it will be able to fully track the performance of the Index.

² The dividend yield for AxJ REIT is based on the FTSE EPRA Nareit Asia ex Japan REITs Index which represents REITs from China, Hong Kong, India, Indonesia, Malaysia, Pakistan, Philippines, Singapore, South Korea, Taiwan and Thailand.

Why Asia REITs?

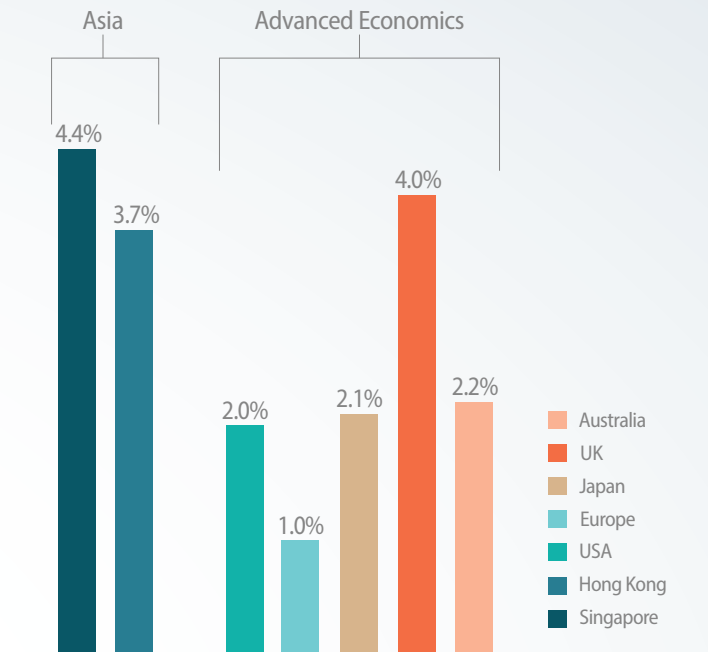
- One of the fastest growing asset classes
- Growth opportunities in Asia's urbanisation
- Robust economic fundamentals
- Strong regulatory support
- High-quality regional REITs (especially SG & HK)

Growth of Asia REITs by Market Capitalisation and Numbers



Source: Bloomberg, Nikko AM, as of 31 March 2022

Real GDP Growth Estimate (2022-2027)



Source: IMF World Economic Outlook, as of 31 March 2022
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:
 - FTSE EPRA Nareit Global Real Estate Index Series is tracked by 37 ETFs with ~ USD 30 billion in AUM
 - Real estate index with longest track record

Source: FTSE, 30 April 2022

About Nikko Asset Management

With **USD 206.1 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 27 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 30 June 2022.

** As of 30 June 2022, 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 Manager. Any distribution is expected to result in an immediate reduction of ETF's NAV. Distributions may be paid out of capital which will result in capital erosion and reduction in the ETF's NAV, which will be reflected in the redemption price of the Units.



Find out more on nikkoam.com.sg/funds/nikkoamstraitstrading-asia-ex-japan-reit-etf-sgd-class
 Tel: +65-6500-5700, 1-800-535-8025 | Email: AsiaETF@nikkoam.com

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