

For the half year ended 30 June 2024 (Unaudited)

SEMI-ANNUAL REPORT LION-PHILLIP S-REIT ETF

Lion Global Investors Ltd

65 Chulia Street #18-01
OCBC Centre, Singapore 049513

T: +65 6417 6800

F: +65 6417 6806

Co Reg No:198601745D

For more information, visit: lionglobalinvestors.com
or email: ContactUs@lionglobalinvestors.com

© Lion Global Investors Limited. All rights reserved.

DIRECTORY

Manager

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

Directors of Lion Global Investors Limited

Mr Khor Hock Seng (Chairman)
Mr Teo Joo Wah (Chief Executive Officer)
Mr Ronnie Tan Yew Chye
Mr Tung Siew Hoong
Mr Sunny Quek Ser Khieng

Trustee/Registrar

HSBC Institutional Trust Services (Singapore) Limited
10 Marina Boulevard,
Marina Bay Financial Centre, Tower 2,
#48-01
Singapore 018983

Custodian

The Hongkong and Shanghai Banking Corporation Limited
1 Queen's Road
Central, Hong Kong

Independent Auditor

PricewaterhouseCoopers LLP
7 Straits View, Marina One
East Tower, Level 12
Singapore 018936

PERFORMANCE OF THE FUND

For the half year ended 30 June 2024 (Unaudited)

Past performance is not necessarily indicative of future performance. Cumulative returns for the Fund are calculated up to 30 June 2024 in SGD terms, based on single pricing, with dividends reinvested net of all charges payable upon reinvestment.

Time Period	Fund Returns (%) Lion-Phillip S-REIT ETF	Benchmark / Index* Returns (%)
3 months	-4.40	-4.34
6 months	-11.06	-11.13
1 year	-8.53	-8.03
3 years**	-6.15	-5.87
5 years**	-2.88	-2.61
Since inception** (30 October 2017)	0.79	1.15

Source: Lion Global Investors Ltd / Morningstar

** Benchmark / Index: Morningstar® Singapore REIT Yield Focus IndexSM*

*** Return periods longer than 1 year are annualised.*

REVIEW

For the half year ended 30 June 2024, the Fund returned -11.06% in SGD terms.

Despite delayed rate cuts since late last year, there is broad consensus that interest rates have peaked. While inflation remains somewhat stubborn on the backdrop of greater than expected economic resilience, global economic slowdown is slowly taking place with the European Central Bank (ECB) and Bank of Canada among the first major developed economies to carry out rate cuts. If global economic slowdown eventually spreads to the US, there is a greater likelihood of a Federal Reserve (Fed) rate cut in September 2024. Macro aside, even with a higher for longer interest rate environment, we foresee that Singapore Real Estate Investment Trusts (S-REITs) with defensive cash flows could do better than peers in the Asia-Pacific region.

STRATEGY AND OUTLOOK

S-REITs are poised for stable growth over the long term and currently stand at attractive valuations after months of correction. We continue to favour Real Estate Investment Trusts (REITs) with structural underlying demand and supply economics that are able to grow and withstand cyclical recessionary pressures. These include data centre REITs as we foresee structural growth stemming from demand for computing power led by generative Artificial Intelligence (AI). Logistics REITs are well-positioned to benefit from increasing e-commerce penetration and the need for companies to build supply chain resilience in Asia, especially in current uncertain geopolitical climate. Incrementally, we also like Grade A office REITs as high rent reflects strong demand for quality office spaces in Singapore, giving these REITs the option to sell off their Singapore assets and redeploy capital to other markets to make yield accretive acquisitions. Lastly, non-discretionary retail stands out for its operational resilience amidst a high inflationary environment.

We continue to look out for strong fundamentals and reliable sponsors, which will ensure that these REITs continue to grow revenue efficiently, and we like REITs that engage in active asset recycling to redeploy capital into value-enhancing properties.

As of 9 July 2024

DISCLOSURES ON THE FUND¹*For the half year ended 30 June 2024 (Unaudited)***1. DISTRIBUTION OF INVESTMENTS AS AT 30 JUNE 2024**

	Fair Value	Percentage of
	\$	total net assets
		attributable to
		unitholders
		%
a) <i>By Asset Class</i>		
Real Estate Investment Trusts (REITs)	360,817,277	99.0
Cash and other net assets	3,647,859	1.0
Net assets attributable to unitholders	364,460,136	100.0
b) <i>By Credit Rating of Debt Securities</i>		
Not applicable		
c) <i>By Derivative Type</i>		
Total net realised losses from financial derivatives at the end of the financial period were \$4,202.		

¹ As required by Code on Collective Investment Schemes

2. TOP 10 HOLDINGS

As at 30 June 2024

	Fair Value	Percentage of total net assets attributable to unitholders
	\$	%
CapitaLand Integrated Commercial Trust	35,342,947	9.7
Ascendas Real Estate Investment Trust	34,450,171	9.5
Mapletree Logistics Trust	34,135,416	9.4
Frasers Logistics & Industrial Trust	34,084,024	9.4
Mapletree Industrial Trust	33,652,795	9.2
Suntec Real Estate Investment Trust	27,508,719	7.5
Mapletree Commercial Trust	27,420,649	7.5
Keppel DC REIT	24,467,263	6.7
Frasers Centrepoint Trust	22,388,728	6.1
Keppel REIT	19,945,947	5.5

As at 30 June 2023

	Fair Value	Percentage of total net assets attributable to unitholders
	\$	%
Ascendas Real Estate Investment Trust	29,675,056	9.1
Frasers Logistics & Industrial Trust	28,343,155	8.7
Mapletree Logistics Trust	28,246,373	8.7
CapitaLand Integrated Commercial Trust	27,928,398	8.6
Keppel DC REIT	27,634,051	8.5
Mapletree Industrial Trust	26,814,390	8.2
Frasers Centrepoint Trust	26,230,134	8.1
Suntec Real Estate Investment Trust	23,571,351	7.2
Mapletree Commercial Trust	17,931,046	5.5
Parkway Life Real Estate Investment Trust	17,883,376	5.5

3. RELATED PARTY TRANSACTIONS

For the period from 1 January 2024 to 30 June 2024

	\$
Transaction fees charged by the Trustee	8,709
Registration fee charged by a related company of the Trustee	5,986
Valuation and administration fees charged by the Trustee	29,078
Custodian fees charged by a related company of the Trustee	18,800
Bank service fees charged by a bank which is a related company of the Trustee	280
Brokerage on purchases and sales of investments charged by a related party of the Manager	<u>3,816</u>

Cash and cash equivalents placed with a financial institution related to the Trustee as at 30 June 2024 were \$3,421,636.

4. FINANCIAL RATIOS

	30 June 2024 %	30 June 2023 %
Expense ratio ¹	0.60	0.60
Portfolio turnover ratio ²	<u>11</u>	<u>13</u>

¹ The expense ratio has been computed based on the guidelines laid down by the Investment Management Association of Singapore (“IMAS”). The calculation of the expense ratio at 30 June 2024 was based on total operating expenses of \$2,057,582 (2023: \$1,810,212) divided by the average net asset value of \$340,136,979 (2023: \$301,701,545) for the year. The total operating expenses do not include (where applicable) brokerage and other transactions costs, performance fee, interest expense, distribution paid out to unitholders, foreign exchange gains/losses, front or back end loads arising from the purchase or sale of other funds and tax deducted at source or arising out of income received. The Fund does not pay any performance fee. The average net asset value is based on the daily balances.

² The portfolio turnover ratio is calculated in accordance with the formula stated in the Code on Collective Investment Schemes. The calculation of the portfolio turnover ratio was based on the lower of the total value of purchases or sales of the underlying investments, being sales of \$40,228,312 (2023: sales of \$40,416,333) divided by the average daily net asset value of \$355,495,799 (2023: \$312,285,061).

5. GLOBAL EXPOSURE

The global exposure relating to derivative instruments is calculated using the commitment approach by converting the derivative positions into equivalent positions in the underlying assets embedded in those derivatives.

The global exposure of the Fund to financial derivative instruments or embedded financial derivative instruments will not exceed 100% of the net asset value of the Fund at any time.

6. COLLATERAL

Nil

7. SECURITIES LENDING OR REPURCHASE TRANSACTIONS

Nil

8. INVESTMENT IN OTHER UNIT TRUSTS, MUTUAL FUNDS AND COLLECTIVE INVESTMENT SCHEMES

Please refer to Statement of Portfolio.

9. BORROWINGS

Nil

10. SOFT DOLLAR COMMISSION RECEIVED BY THE MANAGERS

The soft dollar commissions from various brokers for the financial period were utilised on research and advisory services, economic and political analyses, portfolio analyses, market analyses, data and quotation analyses and computer hardware and software used for and in support of the investment process of fund managers. Goods and services received were for the benefit of the scheme and there was no churning of trades. These brokers also execute trades for other funds managed by the managers. The trades are conducted on best available terms and in accordance with best practices.

11. OTHER MATERIAL INFORMATION

There is no other material information that will adversely impact the valuation of the Fund.

12. SUPPLEMENTAL INFORMATION ON UNDERLYING SUB-FUNDS

Not applicable

STATEMENT OF TOTAL RETURN*For the half year ended 30 June 2024 (Unaudited)*

	For the half year ended 30 June 2024	For the half year ended 30 June 2023
	\$	\$
Income		
Dividends	9,128,726	8,868,715
	<u>9,128,726</u>	<u>8,868,715</u>
Less: Expenses		
Audit fee	9,324	9,272
Custodian fees	18,800	15,702
Management fee	886,176	774,547
Less: Management fee rebate	(80,000)	(110,000)
Professional fees	31,824	25,388
Registration fee	5,986	5,755
Trustee fee	29,078	28,876
Valuation and administration fees	29,078	30,982
Transaction costs	64,369	79,910
Miscellaneous expenses	139,346	48,814
	<u>1,133,981</u>	<u>909,246</u>
Net income	<u>7,994,745</u>	<u>7,959,469</u>
Net gains or losses on value of investments and financial derivatives		
Net (losses)/gains on investments	(49,928,815)	686,366
Net losses on foreign exchange spot contracts	(4,202)	(4,672)
Net foreign exchange gains/(losses)	2,864	(3,859)
	<u>(49,930,153)</u>	<u>677,835</u>
Total (deficit)/return for the financial period before income tax	(41,935,408)	8,637,304
Less: Income tax	-	-
Total (deficit)/return for the financial period	<u>(41,935,408)</u>	<u>8,637,304</u>

STATEMENT OF FINANCIAL POSITION*As at 30 June 2024 (Unaudited)*

	30 June 2024	31 December 2023
	\$	\$
ASSETS		
Portfolio of investments	360,812,277	365,351,104
Receivables	327,803	244,158
Due from brokers	157,835	-
Cash and cash equivalents	3,421,636	4,095,283
Total assets	<u>364,719,551</u>	<u>369,690,545</u>
LIABILITIES		
Payables	259,415	251,104
Total liabilities	<u>259,415</u>	<u>251,104</u>
EQUITY		
Net assets attributable to unitholders	<u>364,460,136</u>	<u>369,439,441</u>

STATEMENT OF MOVEMENTS OF UNITHOLDERS' FUNDS*For the half year ended 30 June 2024 (Unaudited)*

	30 June 2024 \$	31 December 2023 \$
Net assets attributable to unitholders at the beginning of financial period/year	369,439,441	292,001,882
Operations		
Change in net assets attributable to unitholders resulting from operations	(41,935,408)	21,550,773
Unitholders' contributions/(withdrawals)		
Creation of units	48,675,900	82,569,450
Cancellation of units	(2,784,200)	(9,100,000)
Change in net assets attributable to unitholders resulting from net creation and cancellation of units	45,891,700	73,469,450
Distributions	(8,935,597)	(17,582,664)
Total (decrease)/increase in net assets attributable to unitholders	(4,979,305)	77,437,559
Net assets attributable to unitholders at the end of financial period/year	364,460,136	369,439,441

STATEMENT OF PORTFOLIO
As at 30 June 2024 (Unaudited)

	Holdings at 30 June 2024	Fair value at 30 June 2024 \$	Percentage of total net assets attributable to unitholders at 30 June 2024 %
By Industry (Primary)			
QUOTED EQUITIES			
REAL ESTATE			
CapitaLand Integrated Commercial Trust	17,849,973	35,342,947	9.7
Ascendas Real Estate Investment Trust	13,457,098	34,450,171	9.5
Mapletree Logistics Trust	26,461,563	34,135,416	9.4
Frasers Logistics & Industrial Trust	35,877,920	34,084,024	9.4
Mapletree Industrial Trust	15,949,192	33,652,795	9.2
Suntec Real Estate Investment Trust	26,198,780	27,508,719	7.5
Mapletree Commercial Trust	22,475,942	27,420,649	7.5
Keppel DC REIT	13,592,924	24,467,263	6.7
Frasers Centrepoint Trust	10,511,140	22,388,728	6.1
Keppel REIT	23,887,362	19,945,947	5.5
Parkway Life Real Estate Investment Trust	4,261,622	14,915,677	4.1
CapitaLand Ascott Trust	15,325,154	13,409,510	3.7
ESR Logos REIT	31,066,249	8,387,887	2.3
CapitaLand Retail China Trust	10,808,283	7,241,550	2.0
Lendlease Global Commercial REIT	12,592,259	7,051,665	1.9
Starhill Global Real Estate Investment Trust	11,647,731	5,649,150	1.5
CDL Hospitality Trusts	4,869,870	4,626,377	1.3
OUE Real Estate Investment Trust	9,027,485	2,347,146	0.6
Far East Hospitality Trust	3,449,637	2,138,775	0.6
Digital Core REIT	2,133,200	1,647,881	0.5
		<hr/> 360,817,262 <hr/>	<hr/> 99.0 <hr/>
Portfolio of investments		360,812,277	99.0
Other net assets		3,647,859	1.0
Net assets attributable to unitholders		<hr/> 364,460,136 <hr/>	<hr/> 100.0 <hr/>

	Percentage of total net assets attributable to unitholders at	
	30 June 2024 %	31 December 2023 %
By Industry (Summary)		
Real Estate	99.0	98.9
Portfolio of investments	99.0	98.9
Other net assets	1.0	1.1
Net assets attributable to unitholders	100.0	100.0

Information on investment portfolio by geographical segments is not presented as the Fund invests only in Real Estate Investment Trusts, which are primarily listed in Singapore.

DISCLAIMER

This advertisement or publication has not been reviewed by the Monetary Authority of Singapore. It is for information only, and is not a recommendation, offer or solicitation for the purchase or sale of any capital markets products or investments and does not have regard to your specific investment objectives, financial situation, tax position or needs. Applications for units in our funds must be made on forms accompanying the prospectus. You should read the prospectus and Product Highlights Sheet which is available and may be obtained from Lion Global Investors Limited ("LGI") or any of its distributors, consider if a fund is suitable for you and seek such advice from a financial adviser if necessary, before deciding whether to invest in the fund. Investments in our funds 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 a fund is not guaranteed and the value of units in a fund and the income accruing to the units, if any, may rise or fall. Past performance, as well as any predictions, projections, or forecasts are not necessarily indicative of the future or likely performance of a fund. 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 fund. 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 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 fund may, where permitted by the prospectus, invest in financial derivative instruments for hedging purposes or for the purpose of efficient portfolio management. LGI, its related companies, their directors and/or employees may hold units of a fund and be engaged in purchasing or selling units of a fund for themselves or their clients. Lion Global Investors® Limited (UEN/ Registration No. 198601745D) is a Singapore incorporated company, and is not related to any asset or fund management entity that is domiciled in Europe or the United States.

This publication may be translated into the Chinese language. In the event of any ambiguity, discrepancy or omission between the English and Chinese versions, the English version shall apply and prevail. In the event of any ambiguity, discrepancy or omission between this publication and the prospectus, the contents of the prospectus shall apply and prevail.



Lion Global Investors Ltd

65 Chulia Street #18-01

OCBC Centre, Singapore 049513

For more information, visit: lionglobalinvestors.com or email: ContactUs@lionglobalinvestors.com

Co Reg No:198601745D