

For the financial year ended 31 December 2024

ANNUAL REPORT LION-PHILLIP S-REIT ETF

Lion Global Investors Ltd

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DIRECTORY

Manager

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

Directors of Lion Global Investors Limited

Mr Teo Joo Wah (Chief Executive Officer)
Mr Ronnie Tan Yew Chye
Mr Tung Siew Hoong
Mr Sunny Quek Ser Khieng
Mr Gregory Thomas Hingston

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 financial year ended 31 December 2024

Past performance is not necessarily indicative of future performance. Cumulative returns for the Fund are calculated up to 31 December 2024 in SGD terms, based on single pricing, with dividends reinvested net of all charges payable upon reinvestment.

Time Period	Lion-Phillip S-REIT ETF	Benchmark/Index* Returns (%)
3 months	-10.41	-10.48
6 months	5.04	5.30
1 year	-6.58	-6.42
3 years**	-4.67	-4.35
5 years**	-2.59	-2.31
Since inception** (30 October 2017)	1.43	1.80

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 year ended 31 December 2024, the Fund returned -6.58% in SGD terms.

The year ended with heightened market volatility, driven by hawkish commentary from the Federal Reserve (Fed) amidst a resilient US economy and growing concerns over inflationary pressures under Donald Trump's "red sweep" administration. During the year, Real Estate Investment Trusts (REITs) have swung between "risk on" with expectations of rate cuts and "risk off" with expectations of higher interest expenses in a higher-for-longer interest rate environment. Despite a 50 basis points (bps) interest rate cuts in November 2024 and December 2024, the Fed's updated guidance emphasized caution in further rate adjustments, forecasting two cuts in 2025 – a reduction from the previously projected four.

STRATEGY AND OUTLOOK

Despite the Fed's hawkish stance, we continue to believe that REITs supported by defensive cash flows and solid balance sheets are well-positioned for favorable performance, even in a prolonged environment of elevated interest rates. In the Asia Pacific region, Singapore REITs experienced a correction during 4Q 2024, and their risk-reward profile has become more compelling, with yields of many quality Singapore REITs now exceeding 6%, surpassing that of Singapore banks (>5%) and T-Bills (~3%).

As of 6 January 2025

DISCLOSURES ON THE FUND¹

For the financial year ended 31 December 2024

1. DISTRIBUTION OF INVESTMENTS AS AT 31 DECEMBER 2024

	Fair Value \$	Percentage of total net assets attributable to unitholders %
a) <u>By Asset Class</u>		
Real Estate Investment Trusts (REITs)	487,204,241	99.0
Financial derivatives	103	*
Cash and other net assets	5,053,502	1.0
Net assets attributable to unitholders	492,257,846	100.0
b) <u>By Credit Rating of Debt Securities</u>		
Not applicable		
c) <u>By Derivative Type</u>		
Foreign exchange spot contracts	103	*

Total net realised losses and unrealised gains from financial derivatives at the end of the financial year were \$11,482 and \$103 respectively.

* denotes amount less than 0.1%

¹ As required by Code on Collective Investment Schemes

2. TOP 10 HOLDINGS
As at 31 December 2024

	Fair Value	Percentage of
	\$	total net assets
		attributable to
		unitholders
		%
Mapletree Commercial Trust	48,378,092	9.8
Ascendas Real Estate Investment Trust	47,267,152	9.6
Mapletree Logistics Trust	47,083,373	9.6
CapitaLand Integrated Commercial Trust REIT	47,083,139	9.6
Frasers Logistics & Industrial Trust	46,554,343	9.4
Keppel DC REIT	42,856,753	8.7
Mapletree Industrial Trust	41,165,159	8.4
Suntec Real Estate Investment Trust	32,473,441	6.6
Frasers Centrepoint Trust	30,471,736	6.2
Keppel REIT	22,959,180	4.7

As at 31 December 2023

	Fair Value	Percentage of
	\$	total net assets
		attributable to
		unitholders
		%
CapitaLand Integrated Commercial Trust REIT	35,120,998	9.5
Mapletree Logistics Trust	34,924,554	9.5
Mapletree Industrial Trust	34,607,923	9.4
Ascendas Real Estate Investment Trust	34,438,780	9.3
Frasers Logistics & Industrial Trust	32,424,825	8.8
Keppel DC REIT	28,280,715	7.7
Mapletree Commercial Trust	24,584,906	6.7
Frasers Centrepoint Trust	23,664,971	6.4
Keppel REIT	23,065,656	6.2
Suntec Real Estate Investment Trust	21,471,263	5.8

3. 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.

4. COLLATERAL

Nil

5. SECURITIES LENDING OR PURCHASE TRANSACTIONS

Nil

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

Please refer to Statement of Portfolio.

7. BORROWINGS

Nil

8. SOFT DOLLAR COMMISSION RECEIVED BY THE MANAGERS

The soft dollar commissions from various brokers for the financial year 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.

9. OTHER MATERIAL INFORMATION

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

10. SUPPLEMENTAL INFORMATION ON UNDERLYING SUB-FUNDS

Not applicable

REPORT OF THE TRUSTEE

For the financial year ended 31 December 2024

The Trustee is under a duty to take into custody and hold the assets of Lion-Phillip S-REIT ETF (the "Fund") in trust for the unitholders. In accordance with the Securities and Futures Act 2001, its subsidiary legislation and the Code on Collective Investment Schemes, the Trustee shall monitor the activities of the Manager for compliance with the limitations imposed on the investment and borrowing powers as set out in the Trust Deed in each annual accounting year and report thereon to unitholders in an annual report.

To the best knowledge of the Trustee, the Manager has, in all material respects, managed the Fund during the financial year covered by these financial statements, set out on pages 12 to 35, in accordance with the limitations imposed on the investment and borrowing powers set out in the Trust Deed.

For and on behalf of the Trustee
HSBC INSTITUTIONAL TRUST SERVICES (SINGAPORE) LIMITED

Authorised signatory

26 March 2025

STATEMENT BY THE MANAGER

For the financial year ended 31 December 2024

In the opinion of Lion Global Investors Limited, the accompanying financial statements set out on pages 12 to 35, comprising the Statement of Total Return, Statement of Financial Position, Statement of Movements of Unitholders' Funds, Statement of Portfolio and Notes to the Financial Statements are drawn up so as to present fairly, in all material respects, the financial position and the portfolio holdings of Lion-Phillip S-REIT ETF (the "Fund") as at 31 December 2024, and the financial performance and movements in unitholders' funds for the financial year then ended in accordance with the recommendations of Statement of Recommended Accounting Practice 7 "Reporting Framework for Investment Funds" issued by the Institute of Singapore Chartered Accountants. At the date of this statement, there are reasonable grounds to believe that the Fund will be able to meet its financial obligations as and when they materialise.

For and on behalf of
LION GLOBAL INVESTORS LIMITED

TEO JOO WAH
CEO

26 March 2025

INDEPENDENT AUDITOR'S REPORT TO THE UNITHOLDERS OF LION-PHILLIP S-REIT ETF

(Constituted under a Trust Deed in the Republic of Singapore)

Our Opinion

In our opinion, the accompanying financial statements of Lion-Phillip S-REIT ETF (the "Fund") are properly drawn up in accordance with the recommendations of Statement of Recommended Accounting Practice 7 "Reporting Framework for Investment Funds" issued by the Institute of Singapore Chartered Accountants ("RAP 7"), so as to present fairly, in all material respects, the financial position and portfolio holdings of the Fund as at 31 December 2024, and the financial performance and movements of unitholders' funds for the financial year ended on that date.

What we have audited

The financial statements of the Fund comprise:

- the Statement of Total Return for the financial year ended 31 December 2024;
- the Statement of Financial Position as at 31 December 2024;
- the Statement of Movements of Unitholders' Funds for the financial year then ended;
- the Statement of Portfolio as at 31 December 2024; and
- the notes to the financial statements, including material accounting policy information.

Basis for Opinion

We conducted our audit in accordance with Singapore Standards on Auditing ("SSAs"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Fund in accordance with the Accounting and Corporate Regulatory Authority Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities ("ACRA Code") together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code.

**INDEPENDENT AUDITOR'S REPORT TO THE UNITHOLDERS OF
LION-PHILLIP S-REIT ETF**

(Constituted under a Trust Deed in the Republic of Singapore)

Our Audit Approach

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the accompanying financial statements. In particular, we considered where management made subjective judgements; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

Key Audit Matters

We have determined that there are no key audit matters to communicate in our report.

Other Information

The Fund's Manager (the "Manager") is responsible for the other information. The other information comprises all the sections of the annual report but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Manager for the Financial Statements

The Manager is responsible for the preparation and fair presentation of these financial statements in accordance with the recommendations of RAP 7 and for such internal control as the Manager determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Manager is responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Manager either intends to terminate the Fund or to cease the Fund's operations, or has no realistic alternative but to do so.

The Manager's responsibilities include overseeing the Fund's financial reporting process.

**INDEPENDENT AUDITOR'S REPORT TO THE UNITHOLDERS OF
LION-PHILLIP S-REIT ETF**

(Constituted under a Trust Deed in the Republic of Singapore)

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Manager.
- Conclude on the appropriateness of the Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

INDEPENDENT AUDITOR'S REPORT TO THE UNITHOLDERS OF LION-PHILLIP S-REIT ETF

(Constituted under a Trust Deed in the Republic of Singapore)

Auditor's Responsibilities for the Audit of the Financial Statements (continued)

We communicate with the Manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Manager with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the Manager, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Ong King Howe.

PricewaterhouseCoopers LLP
Public Accountants and Chartered Accountants

Singapore, 26 March 2025

STATEMENT OF TOTAL RETURN
For the financial year ended 31 December 2024

	2024	2023
Note	\$	\$
Income		
Dividends	21,282,313	15,746,374
Interest on cash and cash equivalents	12 2	-
	<u>21,282,315</u>	<u>15,746,374</u>
Less: Expenses		
Audit fee	13 18,700	18,698
Custodian fees	12 43,386	33,665
Management fee	12 2,062,911	1,595,014
Less: Management fee rebate	(160,000)	(167,500)
Professional fees	70,700	58,991
Registration fee	12 12,378	12,127
Trustee fee	12 66,859	58,462
Valuation and administration fees	12 66,859	62,202
Transaction costs	168,751	135,533
Miscellaneous expenses	298,498	256,646
	<u>2,649,042</u>	<u>2,063,838</u>
Net income	<u>18,633,273</u>	<u>13,682,536</u>
Net gains or losses on value of investments and financial derivatives		
Net (losses)/gains on investments	(46,437,081)	7,869,747
Net losses on foreign exchange spot contracts	(11,379)	(10,434)
Net foreign exchange gains	12,034	8,924
	<u>(46,436,426)</u>	<u>7,868,237</u>
Total (deficit)/return for the financial year before income tax	(27,803,153)	21,550,773
Less: Income tax	3 -	-
Total (deficit)/return for the financial year	<u>(27,803,153)</u>	<u>21,550,773</u>

The accompanying notes form an integral part of these financial statements.

STATEMENT OF FINANCIAL POSITION*As at 31 December 2024*

	Note	2024 \$	2023 \$
ASSETS			
Portfolio of investments		487,204,241	365,351,104
Receivables	5	3,510,505	244,158
Due from brokers	6	138,830	-
Cash and cash equivalents	7	4,130,445	4,095,283
Financial derivatives at fair value	9	103	-
Total assets		494,984,124	369,690,545
LIABILITIES			
Payables	8	334,485	251,104
Due to brokers	6	2,391,793	-
Total liabilities		2,726,278	251,104
EQUITY			
Net assets attributable to unitholders	10	492,257,846	369,439,441

The accompanying notes form an integral part of these financial statements.

STATEMENT OF MOVEMENTS OF UNITHOLDERS' FUNDS*For the financial year ended 31 December 2024*

	Note	2024 \$	2023 \$
Net assets attributable to unitholders at the beginning of the financial year		369,439,441	292,001,882
Operations			
Change in net assets attributable to unitholders resulting from operations		(27,803,153)	21,550,773
Unitholders' contributions/(withdrawals)			
Creation of units		178,521,800	82,569,450
Cancellation of units		(7,687,700)	(9,100,000)
Change in net assets attributable to unitholders resulting from net creation and cancellation of units		170,834,100	73,469,450
Distributions	4	(20,212,542)	(17,582,664)
Total increase in net assets attributable to unitholders		122,818,405	77,437,559
Net assets attributable to unitholders at the end of financial year	10	492,257,846	369,439,441

The accompanying notes form an integral part of these financial statements.

STATEMENT OF PORTFOLIO
As at 31 December 2024

	Holdings at 31 December 2024	Fair value at 31 December 2024 \$	Percentage of total net assets attributable to unitholders at 31 December 2024 %
By Industry (Primary)			
QUOTED EQUITIES			
REAL ESTATE			
Mapletree Commercial Trust	39,981,894	48,378,092	9.8
Ascendas Real Estate Investment Trust	18,391,888	47,267,152	9.6
Mapletree Logistics Trust	37,073,522	47,083,373	9.6
CapitaLand Integrated Commercial Trust REIT	24,395,409	47,083,139	9.6
Frasers Logistics & Industrial Trust	52,902,662	46,554,343	9.4
Keppel DC REIT	19,659,061	42,856,753	8.7
Mapletree Industrial Trust	18,626,769	41,165,159	8.4
Suntec Real Estate Investment Trust	27,755,078	32,473,441	6.6
Frasers Centrepoint Trust	14,441,581	30,471,736	6.2
Keppel REIT	26,389,862	22,959,180	4.7
Parkway Life Real Estate Investment Trust	4,749,290	17,809,838	3.6
CapitaLand Ascott Trust	17,448,210	15,179,943	3.1
ESR Logos REIT	37,906,693	9,666,207	2.0
CapitaLand Retail China Trust	11,942,210	8,598,391	1.7
Lendlease Global Commercial REIT	15,290,097	8,409,553	1.7
Starhill Global Real Estate Investment Trust	13,373,571	6,686,786	1.4
Digital Core REIT Management PTE Limited	6,233,836	4,932,435	1.0
CDL Hospitality Trusts	5,730,475	4,928,209	1.0
OUE Commercial Real Estate Investment Trust	9,048,163	2,578,726	0.5
Far East Hospitality Trust	3,478,336	2,121,785	0.4
		487,204,241	99.0

The accompanying notes form an integral part of these financial statements.

	Holdings at 31 December 2024	Fair value at 31 December 2024 \$	Percentage of total net assets attributable to unitholders at 31 December 2024 %
By Industry (Primary) (continued)			
QUOTED EQUITIES (continued)			
Portfolio of investments		487,204,241	99.0
Other net assets		5,053,605	1.0
Net assets attributable to unitholders		<u>492,257,846</u>	<u>100.0</u>

The accompanying notes form an integral part of these financial statements.

	Percentage of total net assets attributable to unitholders at	
	31 December 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.

The accompanying notes form an integral part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2024

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

1. GENERAL

Lion-Phillip S-REIT ETF (the “Fund”) is a unit trust constituted by a Deed of Trust dated 28 September 2017 together with its Supplemental Deeds (hereafter referred to as “Trust Deed”). The Trust Deed is governed by the laws of the Republic of Singapore. The Trustee of the Fund is HSBC Institutional Trust Services (Singapore) Limited (the “Trustee”). The Manager and Sub-Manager of the Fund are Lion Global Investors Limited (the “Manager”) and Phillip Capital Management (S) Ltd. (the “Sub-Manager”) respectively.

The investment objective of the Fund is to replicate as closely as possible, before expenses, the performance of the Morningstar® Singapore REIT Yield Focus IndexSM (the “Index”).

During the financial year, the Manager has at its own discretion, chosen to rebate to the Fund a management fee rebate.

2. MATERIAL ACCOUNTING POLICY INFORMATION

(a) Basis of preparation

The financial statements have been prepared under the historical cost convention, as modified by the revaluation of financial instruments at fair value, and in accordance with the recommendations of Statement of Recommended Accounting Practice 7 “Reporting Framework for Investment Funds” (“RAP 7”) revised and issued by the Institute of Singapore Chartered Accountants in August 2023 for the financial year beginning on or after 1 January 2023.

(b) Recognition of income

Dividend income is recognised when the right to receive payment is established.

2. MATERIAL ACCOUNTING POLICY INFORMATION (continued)**(c) Financial derivatives**

Financial derivatives are entered into for the purposes of efficient portfolio management, tactical asset allocation or specific hedging of financial assets held as determined by the Manager and in accordance with the provisions of the Trust Deed.

Financial derivatives outstanding at the end of the financial year are measured at their fair values using the marked-to-market method, and the resultant gains and losses are taken up in the Statement of Total Return.

When a financial derivative expires, or is sold or terminated, the gains or losses are taken up in the Statement of Total Return.

(d) Distributions

The Manager has the absolute discretion to determine whether a distribution is to be made. In such an event, an appropriate amount will be transferred to a distribution account to be paid out on the distribution date. The amount shall not be treated as part of the property of the Fund. Distributions are accrued for at the reporting date if the necessary approvals have been obtained and a legal or constructive obligation has been created.

(e) Investments

Investments are classified as financial assets at fair value through profit or loss.

(i) Initial recognition

Purchases of investments are recognised on the trade date. Investments are recorded at fair value on initial recognition.

(ii) Subsequent measurement

Investments are subsequently carried at fair value. Net change in the fair value of investments are included in the Statement of Total Return in the year in which they arise.

(iii) Derecognition

Investments are derecognised on the trade date of disposal. The resultant realised gains and losses on the sales of investments are computed on the basis of the difference between the weighted average cost and selling price gross of transaction costs, and are taken up in the Statement of Total Return.

2. MATERIAL ACCOUNTING POLICY INFORMATION (continued)(f) Basis of valuation of investments

The fair value of financial assets and liabilities traded in active markets is based on quoted market prices at the close of trading on the reporting date. The Fund utilises the last traded market price for both financial assets and financial liabilities where the last traded price falls within the bid-ask spread. In circumstances where the last traded price is not within the bid-ask spread, the Manager will determine the point within the bid-ask spread that is most representative of fair value.

(g) Receivables

Receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Receivables are initially recognised at their fair value and subsequently carried at amortised cost using the effective interest method, less accumulated impairment losses.

(h) Due from and due to brokers

Sales and purchases awaiting settlement represent receivables for securities sold and payables for securities purchased that have been contracted for but not yet settled or delivered on the Statement of Financial Position date respectively. These amounts are recognised initially at fair value and subsequently measured at amortised cost.

(i) Cash and cash equivalents

Cash and cash equivalents comprise cash at banks and on hand which are subject to an insignificant risk of changes in value.

(j) Payables

Payables are recognised initially at fair value and subsequently stated at amortised cost using the effective interest method.

2. MATERIAL ACCOUNTING POLICY INFORMATION (continued)(k) Foreign currencies

(i) Functional and presentation currency

The Fund qualifies as an authorised scheme under the Securities and Futures Act ("SFA") of Singapore and is offered to retail investors in Singapore. The Fund's activities are substantially based in Singapore, with subscriptions and redemptions of the units in the Fund denominated in Singapore Dollar.

The performance of the Fund is measured and reported to the investors in Singapore Dollar. The Manager considers the Singapore Dollar as the currency which most faithfully represents the economic effects of the underlying transactions, events and conditions. The Fund's functional and presentation currency is the Singapore Dollar.

(ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at the closing rates at the reporting date are recognised in the Statement of Total Return within the net foreign exchange gain or loss. Translation differences on non-monetary financial assets and liabilities such as equities are also recognised in the Statement of Total Return within the net gain or loss on investments.

(l) Expenses

Expenses are recognised in the Statement of Total Return as the related services are performed.

(m) Management fee

Management fee expense is recognised on an accrual basis and in accordance with the Prospectus. Management fee is recognised as an expense over the period for which the service is provided.

2. MATERIAL ACCOUNTING POLICY INFORMATION (continued)**(n) Creation and cancellation of units**

Units are issued and redeemed at the prices based on the Fund's net asset value per unit at the time of issue or redemption for each respective class. The Fund's net asset value per unit is calculated by dividing the net asset attributable to the holders of each class of units with the total number of outstanding units for each respective class.

(o) Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the Fund or the counterparty.

3. INCOME TAX

The Fund has been approved by the Monetary Authority of Singapore ("MAS") under the Enhanced-Tier Fund ("ETF") Incentive Tax Scheme under Section 13U of the Income Tax Act 1947 and the relevant Regulations. Subject to certain conditions being met on an annual basis, the Fund may enjoy Singapore corporate tax exemption on "specified income" derived from "designated investments" for the life of the Fund. The tax exemption does not apply in the year when the relevant conditions are not met. Losses from "designated investments" are correspondingly disregarded. The terms "specified income" and "designated investments" are defined in the relevant income tax Regulations.

The Fund is also approved for tax transparency treatment under Section 43(2) of the Income Tax Act 1947. Subject to meeting the terms and conditions of the tax transparency treatment, the Fund may not be taxed on the distributions received which are made out of the qualifying income of REITs listed on the Singapore Exchange ("S-REIT").

The Trustee and Manager of the Fund have assessed and are satisfied that the Fund has met the requisite conditions under the ETF Scheme for the current financial year. The Trustee and Manager of the Fund will also ensure that the Fund fulfills its reporting obligations under the ETF Scheme.

4. DISTRIBUTIONS

	2024	2023
	\$	\$
Distribution of \$2.15 per 100 units on 28 February 2024 to unitholders as at 30 January 2024	8,935,597	-
Distribution of \$2.15 per 100 units on 28 August 2024 to unitholders as at 30 July 2024	11,276,945	-
Distribution of \$2.40 per 100 units on 28 February 2023 to unitholders as at 1 February 2023	-	7,806,218
Distribution of \$2.67 per 100 units on 28 August 2023 to unitholders as at 31 July 2023	-	9,776,446
	<u>20,212,542</u>	<u>17,582,664</u>

5. RECEIVABLES

	2024	2023
	\$	\$
Management fee rebate receivable	160,000	167,500
Due from unitholders	2,415,000	-
Dividends receivable	827,462	-
Other receivables	108,043	76,658
	<u>3,510,505</u>	<u>244,158</u>

6. DUE FROM/(TO) BROKERS

	2024	2023
	\$	\$
Sales awaiting settlement	<u>138,830</u>	<u>-</u>
Purchases awaiting settlement	<u>(2,391,793)</u>	<u>-</u>

7. CASH AND CASH EQUIVALENTS

The cash and cash equivalents are placed with a financial institution which is a related company of the Trustee.

8. PAYABLES

	2024	2023
	\$	\$
Amount due to the Manager	206,855	150,399
Amount due to the Trustee	13,261	9,873
Amount due to the Custodian	426	1,352
Amount due to the Registrar	1,063	1,035
Other payables	112,880	88,445
	<u>334,485</u>	<u>251,104</u>

9. FINANCIAL DERIVATIVES AT FAIR VALUE

As at 31 December 2024, financial derivative contracts comprise foreign exchange spot contracts due for settlement within 1 month from the reporting date. The contracts or underlying principal amounts of these financial derivatives and their corresponding gross fair values at the reporting date are analysed below.

	Contract or underlying principal amount	Fair value	
		Asset	Liability
	\$	\$	\$
As at 31 December 2024			
Foreign exchange spot contracts	24,146	<u>103</u>	<u>-</u>

As at 31 December 2023, there were no financial derivatives due for settlement.

10. UNITS IN ISSUE

	2024	2023
	Units	Units
Units at beginning of the financial year	409,109,000	325,259,000
Units created	214,600,000	94,350,000
Units cancelled	(9,100,000)	(10,500,000)
Units at end of the financial year	<u>614,609,000</u>	<u>409,109,000</u>

10. UNITS IN ISSUE (continued)

	2024	2023
	\$	\$
Net assets attributable to unitholders	492,257,846	369,439,441
Net asset value per unit	<u>0.800</u>	<u>0.903</u>

A reconciliation of the net assets attributable to unitholders per unit per the financial statements and the net assets attributable to unitholders per unit for issuing/redeeming units at the reporting date is presented below.

	2024	2023
	\$	\$
Net assets attributable to unitholders per unit per financial statements	0.800	0.903
Effect of changes in foreign exchange rates	*	*
Effect of movement in the net asset value between the last dealing date and the end of the reporting period	*	*
Effect of adjustments for management fee rebates	<u>-</u>	<u>(0.001)</u>
Net assets attributable to unitholders per unit for issuing/redeeming units	<u>0.800</u>	<u>0.902</u>

* denotes amount less than \$0.001

11. FINANCIAL RISK MANAGEMENT

The Fund's activities expose it to a variety of market risk (including currency risk, interest rate risk and price risk), credit risk and liquidity risk. The Fund's overall risk management programme seeks to minimise potential adverse effects on the Fund's financial performance. The Manager is responsible for the implementation of overall risk management programme, which seeks to minimise potential adverse effects on the Fund's financial performance. Specific guidelines on exposures to individual securities and certain industries are in place for the Fund at any time as part of the overall financial risk management to reduce the Fund's risk exposures.

The Fund's assets principally consist of investments in Index securities in substantially the same weightings as reflected in the Index. Index security weighting is capped at 10% and liquidity based adjustments are made to the weights. The Manager will rebalance the Fund's portfolio of investments from time to time to reflect any changes to the composition of, or weighting of Index securities to minimise tracking error of the Fund's overall returns relating to the performance of the Index. The financial instruments are held in accordance with the published investment policies of the Fund and managed accordingly to achieve their investment objectives.

11. FINANCIAL RISK MANAGEMENT (continued)

The following is a summary of the main risks and risk management policies:

(a) Market risk

Market risk is the risk of loss to the value of financial investments because of changes in market conditions like interest and currency rate movements and volatility in security prices. External factors such as changes in economic environment, consumption patterns and investor's expectation contribute to market risk which may have a significant impact on the asset's value.

The Fund's investments are substantially dependent on changes in market prices. The Manager monitors the Fund's investments closely so as to assess changes in fundamentals and valuation. Although the Manager makes reasonable efforts in the choice of investments, events beyond reasonable control of the Manager could affect the prices of the underlying investments and hence the asset value of the Fund.

The Fund's market risk is affected primarily by changes in three components: changes in actual market prices, interest rate volatilities and foreign exchange movements.

(i) Price risk

Price risk is the risk of potential adverse changes to the value of financial investments because of changes in market conditions and volatility in security prices. The Fund is designated to track the performance of the Index, therefore the exposure to price risk in the Fund will be substantially the same as the Index. As an exchange traded fund, the Manager manages the Fund's exposure to price risk by ensuring the key characteristics of the portfolio, such as security weight, is closely aligned to the characteristics of the Index.

As at 31 December 2024 and 2023, the Fund's beta is calculated based on the daily returns over the preceding 12 months for the Fund and its benchmark.

The table below summarises the impact of increases/decreases from the Fund's underlying investments in equities on the Fund's net assets attributable to the unitholders as at 31 December 2024 and 2023. The analysis was based on the assumptions that the index components within the benchmark index increased/decreased by a reasonable possible shift, with all variables held constant and that the fair value of the Fund's investments moved according to the beta.

11. FINANCIAL RISK MANAGEMENT (continued)

- (a) Market risk (continued)
- (i) Price risk (continued)

As at 31 December 2024

Fund	Benchmark	Beta	Reasonable possible change %	Impact of reasonable possible change on net asset attributable to unitholders \$
Lion-Phillip S-REIT ETF	Morningstar® Singapore REIT Yield Focus Index SM	0.97	5	23,629,406

As at 31 December 2023

Fund	Benchmark	Beta	Reasonable possible change %	Impact of reasonable possible change on net asset attributable to unitholders \$
Lion-Phillip S-REIT ETF	Morningstar® Singapore REIT Yield Focus Index SM	1.01	5	18,450,231

- (ii) Interest rate risk

Interest rate risk is the risk that the value of a financial instrument will fluctuate due to changes in market interest rates.

Investment funds that invest in equity securities may be subject to interest rate risk as any interest rate change may affect the equity risk premium though at varying degrees. To manage this risk, the Manager analyses how interest rate changes may affect different industries and securities and then seeks to adjust the Fund's portfolio investments accordingly. However, the effects of changes in interest rates on the Fund's portfolio may not be quantified as the relationship between interest rates and the value of the equity securities is indirect. Hence, no separate sensitivity analysis has been presented.

11. FINANCIAL RISK MANAGEMENT (continued)

(a) Market risk (continued)(iii) Currency risk

The Fund has monetary financial assets/liabilities denominated in currencies other than Singapore Dollar and the Fund may be affected favourably or unfavourably by exchange rate regulations or changes in the exchange rates between the Singapore Dollar and such other currencies. The Fund may enter into foreign currency contracts designed to either hedge some or all of this exposure, or alternatively increase exposure to preferred foreign currencies.

The table below summarises the Fund's exposure to key currencies at the end of the financial year. Monetary and non-monetary items have been taken into account for the analysis.

As at 31 December 2024	USD	SGD	EUR	Total
	\$	\$	\$	\$
Assets				
Portfolio of investments	4,932,435	482,271,806	-	487,204,241
Receivables	13,805	3,496,700	-	3,510,505
Due from brokers	-	138,830	-	138,830
Cash and cash equivalents	1,365	4,129,003	77	4,130,445
Total assets	4,947,605	490,036,339	77	494,984,021
Liabilities				
Payables	470	334,015	-	334,485
Due to brokers	24,070	2,367,723	-	2,391,793
Total liabilities	24,540	2,701,738	-	2,726,278
Net financial assets	4,923,065	487,334,601	77	
Currency spots	24,146	(24,146)	-	
Net currency exposure	4,947,211	487,310,455	77	

11. FINANCIAL RISK MANAGEMENT (continued)

(a) Market risk (continued)(iii) Currency risk (continued)

As at 31 December 2023	USD	SGD	EUR	Total
	\$	\$	\$	\$
Assets				
Portfolio of investments	-	365,351,104	-	365,351,104
Receivables	12,043	232,115	-	244,158
Cash and cash equivalents	1,280	4,093,207	796	4,095,283
Total assets	<u>13,323</u>	<u>369,676,426</u>	<u>796</u>	<u>369,690,545</u>
Liabilities				
Payables	1,354	249,750	-	251,104
Total liabilities	<u>1,354</u>	<u>249,750</u>	<u>-</u>	<u>251,104</u>
Net financial assets	11,969	369,426,676	796	
Net currency exposure	<u>11,969</u>	<u>369,426,676</u>	<u>796</u>	

Equity investments are non-monetary financial assets and are exposed to both currency risk and price risk. As these financial assets are non-monetary, no separate sensitivity analysis has been performed to analyse currency risk. The impact of currency risk arising from these financial assets on the Fund's net asset value has been included in the above price risk sensitivity analysis.

The Fund's monetary assets/liabilities are measured for their sensitivity to exchange rate movements based on the balance of the monetary assets/liabilities, forecasted exchange rate movements and the net asset value of the Fund.

As of 31 December 2024 and 2023, the Fund's exposure to foreign currency fluctuations with respect to the monetary assets/liabilities is not considered to be significant and hence no sensitivity analysis on foreign currency risk has been presented.

11. FINANCIAL RISK MANAGEMENT (continued)

(b) Liquidity risk

Liquidity risk is the risk of loss arising from the inability of the Fund to meet its obligation as and when they fall due without incurring unacceptable cost or losses.

The Fund is exposed to daily redemption of units from unitholders. The Manager therefore ensures that the Fund maintains sufficient cash and cash equivalents and that it is able to obtain cash from the sale of investments held to meet its liquidity requirements. Reasonable efforts will be taken to invest in investments that are traded in active market and can be readily disposed of.

The table below analyses the Fund's financial liabilities into relevant maturity groupings based on the remaining period at the reporting date to the contractual maturity date. The amounts in the table are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying balances, as the impact of discounting is not significant.

As at 31 December 2024	Less than 3 months \$	3 months- 1 year \$	1-5 years \$	Above 5 years \$
Due to brokers	2,391,793	-	-	-
Payables	334,485	-	-	-

As at 31 December 2023	Less than 3 months \$	3 months- 1 year \$	1-5 years \$	Above 5 years \$
Payables	251,104	-	-	-

(c) Credit risk

Credit risk is the risk that counterparty will fail to perform contractual obligations, either in whole or in part, under a contract.

Concentrations of credit risk are minimised primarily by:

- ensuring counterparties, together with the respective credit limits, are approved,
- ensuring that transactions are undertaken with a large number of counterparties, and
- ensuring that the majority of transactions are undertaken on recognised exchanges.

11. FINANCIAL RISK MANAGEMENT (continued)

(c) Credit risk (continued)

All transactions in listed securities are settled/paid upon delivery using approved brokers. The risk of default is considered minimal, as delivery of securities is only made once the broker has received payment. Payment is made on a purchase once the securities have been received by the broker. The trade will fail if either party fails to meet its obligation.

Credit risk also arises from cash and cash equivalents and assets held with financial institutions.

The Fund may also enter into derivatives to manage its exposures to currency risk and price risk, including foreign exchange forward contracts and options. Hence, the Fund is also exposed to the risk that its derivatives held with counterparties may not be recoverable in the event of any default by the parties concerned. The Manager minimises the Fund's credit risk by undertaking transactions with banks that are part of banking groups with good credit ratings assigned by Standard and Poor's ("S&P") or Moody's.

For purposes of impairment assessment, the Fund's assets which are measured at amortised cost are considered to have low credit risk as they are not due for payment at the end of the reporting period and there has been no significant increase in the risk of default on the receivables since initial recognition. Accordingly, for the purpose of impairment assessment for these receivables, the loss allowance is measured at an amount equal to 12-month expected credit losses ("ECL"). The ECL for these assets as at the end of the reporting period is not significant.

The table below summarises the credit rating of bank and custodian in which the Fund's assets are held as at 31 December 2024 and 2023.

	Credit rating ^{##}	Source of credit rating
As at 31 December 2024		
<u>Custodian</u>		
The Hongkong and Shanghai Banking Corporation Limited	AA-	S&P
<u>Bank</u>		
The Hongkong and Shanghai Banking Corporation Limited	AA-	S&P

11. FINANCIAL RISK MANAGEMENT (continued)

(c) Credit risk (continued)

	Credit rating ##	Source of credit rating
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As at 31 December 2023**Custodian**

The Hongkong and Shanghai Banking Corporation Limited	AA-	S&P
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Bank

The Hongkong and Shanghai Banking Corporation Limited	AA-	S&P
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The maximum exposure to credit risk at the reporting date is the carrying amount of the financial instruments.

The credit ratings are based on the Long-Term Issuer Ratings published by the rating agency.

Group credit ratings are presented for unrated subsidiaries.

(d) Capital management

The Fund's capital is represented by the net assets attributable to unitholders. The Fund strives to invest the subscriptions of redeemable participating units in investments that meet the Fund's investment objectives while maintaining sufficient liquidity to meet unitholders' redemptions.

(e) Fair value estimation

The Fund classifies fair value measurements using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following levels:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1).
- Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

11. FINANCIAL RISK MANAGEMENT (continued)

(e) Fair value estimation (continued)

The following tables analyse within the fair value hierarchy the Fund's financial assets and liabilities (by class) measured at fair value at 31 December 2024 and 2023:

As at 31 December 2024	Level 1	Level 2	Level 3	Total
	\$	\$	\$	\$
Assets				
Portfolio of investments				
- Quoted real estate investment trusts	487,204,241	-	-	487,204,241
Financial derivatives at fair value	-	103	-	103
	<u>487,204,241</u>	<u>103</u>	<u>-</u>	<u>487,204,344</u>

As at 31 December 2023	Level 1	Level 2	Level 3	Total
	\$	\$	\$	\$
Assets				
Portfolio of investments				
- Quoted real estate investment trusts	<u>365,351,104</u>	-	-	<u>365,351,104</u>

Investments whose values are based on quoted market prices in active markets, and therefore classified within Level 1, comprise active listed equities. The Fund does not adjust the quoted price for these instruments.

Financial instruments that trade in markets that are not considered to be active but are valued based on quoted market prices, dealer quotations or alternative pricing sources supported by observable inputs are classified within Level 2. These include over-the-counter derivatives.

The assets and liabilities included in the Statement of Financial Position except portfolio of investments and financial derivatives are carried at amortised cost; their carrying values are reasonable approximation of fair value.

(f) Offsetting financial assets and financial liabilities

There are no financial assets or liabilities subject to offsetting, enforceable master netting arrangements as at 31 December 2024.

12. RELATED PARTY TRANSACTIONS

Management fee is paid to the Manager and management fee rebate is received from the Manager, while trustee fee is paid to the Trustee. These fees paid or payable by the Fund shown in the Statement of Total Return and in the respective notes to the financial statements are on terms set out in the Trust Deed.

In addition to the related party information shown elsewhere in the financial statements, the following significant transactions took place during the financial year between the Fund and related parties at terms agreed between the parties and within the provisions of the Trust Deed:

	2024	2023
	\$	\$
Interest income earned from a bank which is a related company of the Trustee	2	-
Transaction fees charged by the Trustee	19,817	19,479
Registration fee charged by a related company of the Trustee	12,378	12,127
Valuation and administration fees charged by the Trustee	66,859	62,202
Custodian fees charged by a related company of the Trustee	43,386	33,665
Bank service fees charged by a bank which is a related company of the Trustee	1,028	1,884
Brokerage on purchases and sales of investments charged by a related party of the Manager	33,981	-

13. AUDITORS' REMUNERATION

During the financial years ended 31 December 2024 and 2023, the following fees were paid or payable for services provided by the auditor of the Fund.

	2024	2023
	\$	\$
Audit fee paid/payable to:		
- Auditor of the Fund	18,700	18,698
Other fees paid/payable to:		
- Auditor of the Fund	31,090	26,700
	<u>49,790</u>	<u>45,398</u>

14. FINANCIAL RATIOS

	2024	2023
	%	%
Expense ratio ¹	0.60	0.60
Portfolio turnover ratio ²	21	25

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 31 December 2024 was based on total operating expenses of \$2,480,291 (2023: \$1,928,305) divided by the average net asset value of \$412,058,202 (2023: \$318,791,916) 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 \$88,022,510 (2023: sales of \$80,089,605) divided by the average daily net asset value of \$412,058,202 (2023: \$318,791,916).

15. SUBSEQUENT EVENTS

Subsequent to the financial year ended 31 December 2024, the Fund has paid a distribution of \$2.50 per 100 units to the unitholders of the Fund.

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