

Prepared on: 01/04/2021

This Product Highlights Sheet is an important document.

- It highlights the key terms and risks of this investment product and complements the Prospectus¹.
- It is important to read the Prospectus before deciding whether to purchase shares in the product. If you do not have a copy, please contact us to ask for one.
- You should not invest in the product if you do not understand it or are not comfortable with the accompanying risks.
- If you wish to purchase the product, you will need to make an application in the manner set out in the Prospectus.

EASTSPRING INVESTMENTS – ASIAN PROPERTY SECURITIES FUND (the “Sub-Fund”)

Product Type	Collective Investment Scheme	Launch Date	28 February 2007
Manager	Eastspring Investments (Luxembourg) S.A. (which is the Management Company)	Custodian	The Bank of New York Mellon SA/NV Luxembourg branch (which is the Depositary)
Trustee	Not applicable	Dealing Frequency	Every Business Day
Capital Guaranteed	No	Expense Ratio for financial year ended 31 December 2020	2.31% - 2.32% ²

PRODUCT SUITABILITY

WHO IS THE PRODUCT SUITABLE FOR?

- The Sub-Fund is only suitable for investors who:
 - o seek income and long term total return;
 - o are comfortable with risks associated with investment in real estate investment trusts and securities of property-related companies and the greater volatility of a sector-based fund; and
 - o appreciate that their capital will be at risk and that the value of their investment and any derived income may fall as well as rise.
- Investment in a hedged share class is suitable for investors who already have exposure to, or have all or part of their deposits, assets and liabilities denominated in, the reference currency of the hedged share class.

Further Information

Refer to “Product Suitability” of the Singapore Prospectus for further information on product suitability.

You should consult your financial advisers if in doubt whether this product is suitable for you.

KEY PRODUCT FEATURES

WHAT ARE YOU INVESTING IN?

- You are investing in a collective investment scheme constituted in Luxembourg that aims to maximise income and long-term total return by investing primarily in real estate investment trusts and property-related companies in the Asia Pacific Region.
- You may receive distributions as declared by the Board of Directors on a monthly basis if you invest in a share class with a subscript DM in its name, on a quarterly basis on or around January, April, July and October if you invest in a share class with a subscript DQ in its name, on a semi-annual basis on or around April and October if you invest in a share class with a subscript DH in its name and on an annual basis on or around January if you invest in a share class with a subscript DY in its name. **Distributions are not guaranteed.** The Board of Directors may at its discretion pay distributions out of either (a) income; or (b) net capital gains; or (c) capital of the Sub-Fund or a combination of (a) and/or (b) and/or (c). Such distributions will reduce the net asset value (“NAV”) of the shares. The Board of Directors may also vary the frequency and/or amount of the distributions made.

Refer to “Basic Information”, “Investment Objectives, Focus and Approach” and “Dividend Policy” of the Singapore Prospectus for further information on features of the product.

¹ The Prospectus is available for collection at Eastspring Investments (Singapore) Limited, 10 Marina Boulevard #32-01 Marina Bay Financial Centre Tower 2 Singapore 018983, during business hours or accessible at www.eastspring.com.sg.

² Provided for available retail share classes inception before 31 December 2020. Please refer to the Prospectus for the specific expense ratio of such share class.



Investment Strategy

- The Sub-Fund will invest primarily in listed closed-ended Real Estate Investment Trusts (REITs) and securities of property-related companies, which are incorporated, listed in or have their area of primary activity in the Asia Pacific Region.
- The Sub-Fund may also invest in depository receipts including ADRs and GDRs, debt securities convertible into common shares, preference shares and warrants.
- The investment process is a valuation, research-driven approach with disciplined portfolio construction at the core. The primary focus is on stock selection.

Refer to “Investment Objectives, Focus and Approach” of the Singapore Prospectus for further information on the investment strategy of the product.

Parties Involved

WHO ARE YOU INVESTING WITH?

- The Manager: Eastspring Investments (Luxembourg) S.A.
- The Investment Manager and Singapore Representative: Eastspring Investments (Singapore) Limited
- The Depositary: The Bank of New York Mellon SA/NV Luxembourg branch

Refer to “Basic Information” and “Management & Administration of the SICAV” of the Singapore Prospectus for further information on the role and responsibilities of these entities and what happens if they become insolvent.

KEY RISKS

WHAT ARE THE KEY RISKS OF THIS INVESTMENT?

The value of the product and its distributions (if any) may rise or fall. These risk factors may cause you to lose some or all of your investment:

Refer to “Risks” of the Singapore Prospectus for further information on risks of the product.

Market and Credit Risks

- **You are exposed to equity risks.** The Sub-Fund may invest in equities and will be subject to risks such as fluctuations in market prices.
- **You are exposed to currency risks.** Share classes which are not expressed in the Sub-Fund’s base currency are subject to exchange rate fluctuations between the relevant share class and the Sub-Fund’s base currency. Hedging (for a hedged share class) will not eliminate all the risk of loss due to currency fluctuations.
- **You are exposed to counterparty risks.** The Sub-Fund will be exposed to the credit risk on counterparties with which it trades and any default by such counterparty could result in substantial losses to the Sub-Fund.

Liquidity Risks

- **The Sub-Fund is not listed and you can redeem your shares only on Business Days.** There is no ready secondary market for the Sub-Fund. All redemption requests should be submitted in the manner set out in the Singapore Prospectus.
- **You are exposed to liquidity risks of the Sub-Fund’s investments and your redemption request may be deferred or suspended.** The Sub-Fund may have investments which have high liquidity risks (for example, low trading volumes) and may incur substantial losses if it is unable to sell these investments at opportune times or prices. Under certain circumstances (not limited to the liquidity of the underlying investments in the Sub-Fund) as detailed in the Singapore Prospectus, your redemption request may be deferred or suspended.

Product-Specific Risks

- **You are exposed to the risks associated with investments in real estate investment trusts and securities of real estate-related companies.** Investments in a specific sector means a more concentrated approach to investments is taken, therefore there is greater than usual risk.
- **You are exposed to derivatives risks.** The Sub-Fund may use derivative instruments for efficient portfolio management and/or hedging purposes. Derivatives involve risks different from, and, in some cases, greater than, the risks presented by more traditional securities investments. Some of the risks associated with derivatives are market risk, management risk, credit risk, liquidity risk, operational risk and leverage risk.



- **You are exposed to emerging markets risks.** The Sub-Fund may invest in emerging markets which generally carry greater political, legal, tax, and regulatory risks than more developed markets.
- **You are exposed to risk of investing in China A-shares through China-Hong Kong Stock Connect Programmes.** The Sub-Fund may invest in China A-Shares through the China-Hong Kong Stock Connect Programmes which are subject to regulatory change, quota limitations and also operational constraints which may result in increased counterparty risk.

FEES AND CHARGES

WHAT ARE THE FEES AND CHARGES OF THIS INVESTMENT?

Payable directly by you

- You will need to pay the following fees and charges as a percentage of your gross investment sum:

Initial Sales Charge	Up to 5%
Redemption Charge	0%
Switching Fee	Currently 1% (max 1%) of the value of the shares to be converted

Appointed distributors may (depending on the specific nature of services provided) impose other fees and charges not disclosed here. Please check with the relevant appointed distributor for further details.

Payable by the Sub-Fund from invested proceeds

- The Sub-Fund will pay the following fees and charges to the different parties:

Management Fee (for Class A)* (a) Retained by Manager (b) Paid by Manager to financial adviser (trailer fee)	Currently 1.50% p.a. (Up to 1.50% p.a.) (a) 35% to 70% ³ of Management Fee (b) 30% to 65% ⁴ of Management Fee
Administration Fee (for Class A)*	Currently 0.50% p.a. (Up to 0.50% p.a.)
Depository and Transaction Fees	0.20% p.a.**, subject to change depending on various factors
Fund Administration Fee	0.11% p.a.**

You should check with the agent or distributor through whom you subscribe for shares of the Sub-Fund whether they impose other fees and charges not included in the Prospectus.

* Please refer to Section 9 of the Singapore Prospectus for information on management fee and administration fee payable in relation to other share classes.

** Based on audited accounts as at 31 December 2020.

VALUATIONS AND EXITING FROM THIS INVESTMENT

HOW OFTEN ARE VALUATIONS AVAILABLE?

- The indicative NAV per share of the Sub-Fund may be available at www.eastspring.com.sg normally one Singapore business day after the relevant Valuation Day.

HOW CAN YOU EXIT FROM THIS INVESTMENT AND WHAT ARE THE RISKS AND COSTS IN DOING SO?

- You can exit the Sub-Fund by completing a redemption form available through the Singapore Representative or the distributor from whom you purchased your shares.
- No cancellation period is available and you cannot cancel your subscription into the Sub-Fund.

Refer to “Fees and Charges” of the Singapore Prospectus for further information on fees and charges.

Refer to “No Right of Cancellation by New Investors”, “Redemption of Shares” and “Obtaining Prices of Shares” of the Singapore Prospectus for further information on valuation and exiting from the product.

³ The Management Fee is retained by the Manager and/or the Investment Manager, as may be agreed between the parties.

⁴ This range may change from time to time without prior notice depending on the agreement between (i) the Manager and/or Investment Manager and (ii) the relevant financial adviser/distributor. Your financial adviser is required to disclose to you the amount of trailer fee it receives from the Manager and/or the Investment Manager.

- Partial redemptions are subject to minimum holding requirements.
- Your redemption price is determined as follows (please note that distributors may impose a different cut-off time):
 - o If you submit your redemption form by 3.00 p.m. Singapore time on a Business Day, you will be paid a price based on the NAV per share of the Sub-Fund determined on that day (or if such Business Day is not a Valuation Day, the next Valuation Day).
 - o If you submit your redemption form after 3.00 p.m. Singapore time or on a day which is not a Business Day, you will be paid a price based on the NAV per share of the Sub-Fund determined on the next Business Day (or if such Business Day is not a Valuation Day, the next Valuation Day).
 - o The NAV may be adjusted in accordance with the “Price Adjustment Policy/ Swing Pricing” in section 2.4 of the Luxembourg Prospectus.
- You will normally receive the redemption proceeds within ten Business Days (or if any Business Day within such period is not a Valuation Day, such period as extended accordingly) following the Singapore Representative’s receipt of the redemption request, subject to it being in order.
- The redemption proceeds that you will receive will be the redemption price multiplied by the number of shares redeemed, less any charge. There is currently no redemption charge applied to the redemptions. An example is as follows:

Number of Shares to be Redeemed	x	Notional Redemption Price	=	Redemption Proceeds
1,000	x	\$1.10	=	\$1,100

CONTACT INFORMATION

HOW DO YOU CONTACT US?

You may contact Eastspring Investments (Singapore) Limited at (65) 6349 9711 or visit our distributors listed on www.eastspring.com.sg.

APPENDIX: GLOSSARY OF TERMS

ADRs:	American Depository Receipts.
Asia Pacific Region:	countries including but not limited to: Japan, Korea, Taiwan, Hong Kong, Philippines, Thailand, Malaysia, Singapore, Indonesia, PRC, India, Pakistan, Australia and New Zealand.
Business Day:	a full bank business day in Singapore and Luxembourg and, with respect to the Sub-Fund, a full bank business day in Singapore, Luxembourg and in the country or countries where the assets of the Sub-Fund are primarily invested.
GDRs:	Global Depository Receipts.
Luxembourg Prospectus:	the Luxembourg Prospectus of the Eastspring Investments dated March 2021.
Valuation Day:	each full bank business day in Luxembourg and in the country or countries where the assets of the Sub-Fund are primarily invested, in which the NAV per share of the Sub-Fund is calculated according to the Luxembourg Prospectus.