

PHILLIP SGX APAC DIVIDEND LEADERS REIT ETF

SEMI-ANNUAL REPORT

For the period ended 31 March 2022 (unaudited)

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PHILLIP SGX APAC DIVIDEND LEADERS REIT ETF

DIRECTORY

MANAGER

Phillip Capital Management (S) Ltd
250 North Bridge Road
#06-00 Raffles City Tower
Singapore 179101
(Company Registration No. 199905233W)

DIRECTORS OF THE MANAGER

Lim Hua Min
Jeffrey Lee Chay Khiong
Linus Lim Wen Sheong
Lim Wah Sai
Louis Wong Wai Kit

TRUSTEE & REGISTRAR

DBS Trustee Limited
12 Marina Boulevard
Marina Bay Financial Centre Tower 3
Singapore 018982

CUSTODIAN

DBS Bank Limited
12 Marina Boulevard, Level 44
DBS Asia Central@ Marina Bay Financial Centre
Tower 3
Singapore 018982

AUDITORS

KPMG LLP
16 Raffles Quay
#22-00 Hong Leong Building
Singapore 048581

SOLICITORS TO THE MANAGER

Chan & Goh LLP
50 Craig Road #03-01
Singapore 089688

SOLICITORS TO THE TRUSTEE

Dentons Rodyk & Davidson LLP
80 Raffles Place
#33-00 UOB Plaza 1
Singapore 048624

PHILLIP SGX APAC DIVIDEND LEADERS REIT ETF

MANAGER'S INVESTMENT REPORT

1. The Fund

The investment objective of the Fund is to seek to provide a high level of income and moderate long-term capital appreciation by tracking, as closely as possible, before expenses, the performance of the SGX APAC Ex-Japan Dividend Leaders REIT Index (the "Index"). By tracking the Index which is ranked and weighted by total dividends, the Fund aims to enhance risk-adjusted returns above that of traditional market capitalisation-weighted indices as the 30 REITs comprising the Index will be ranked and weighted according to the highest total dividends paid in the preceding 12 months subject to size, free-float market capitalisation and liquidity constraints.

Details of the fund

	31 March 2022
	US\$
NAV per share	1.052
Net Assets Attributable to unitholders	14,369,559

Fund Currency	US Dollar
Listing Date on SGX-ST	20 October 2016
Stock code on SGX-ST	BYI for PHLP AP DIV REIT US Dollars BYJ for PHLP AP DIV REIT Singapore Dollars

The Fund is classified as an Excluded Investment Product (EIP).

2. Distribution of Investments

Please refer to Statement of Portfolio on pages 11 – 13.

3. Schedule of Investments by Asset Class

	Fair value at 31 March 2022 US\$	Percentage of total net assets attributable to unitholders at 31 March 2022 %
Quoted Real Estate Investment Trusts	14,242,024	99.11
Cash and cash equivalents	159,166	1.11
Other net liabilities	(31,631)	(0.22)
Net assets attributable to unitholders	<u>14,369,559</u>	<u>100.00</u>

PHILLIP SGX APAC DIVIDEND LEADERS REIT ETF

MANAGER'S INVESTMENT REPORT (continued)

4. Top 10 Holdings

10 largest holdings at 31 March 2022

	Fair value at 31 March 2022 US\$	Percentage of total net assets attributable to unitholders at 31 March 2022 %
Link REIT	1,435,900	9.99
Scentre Group	1,201,055	8.36
Stockland Corporation Ltd	924,152	6.43
Goodman Group Pty Ltd	917,226	6.38
CapitaLand Integrated Commercial Trust	889,214	6.19
Dexus	889,043	6.19
The GPT Group	874,309	6.09
Vicinity Centres Re Ltd	840,763	5.85
Ascendas Real Estate Investment Trust	651,566	4.53
Mirvac Group	632,886	4.4

10 largest holdings at 31 March 2021

	Fair value at 31 March 2021 US\$	Percentage of total net assets attributable to unitholders at 31 March 2021 %
Link REIT	1,629,738	10.28
Dexus	1,325,859	8.36
Mirvac Group	1,314,675	8.29
Stockland Corporation Ltd	1,250,762	7.89
Goodman Group Pty Ltd	1,232,699	7.77
Scentre Group	1,185,478	7.48
Ascendas Real Estate Investment Trust	1,088,179	6.86
The GPT Group	1,059,398	6.68
Mapletree Logistics Trust	511,665	3.23
CapitaLand Integrated Commercial Trust	477,126	3.01

5. (i) Exposure to financial derivatives as at 31 March 2022

Nil

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MANAGER'S INVESTMENT REPORT (continued)

5. (ii) Net gains/(losses) on derivative contracts realised for the period ended 31 March 2022

	Net realised gains US\$
Foreign exchange contracts	1,979

(iii) Net gains/(losses) on outstanding derivative contracts marked to market as at 31 March 2022

Nil.

(iv) Description of the method used to calculate the global exposure of financial derivatives

The global exposure relating to derivative instruments is calculated using the commitment approach. The global exposure is calculated as the sum of:

- (a) the absolute value of the exposure of each individual financial derivative not involved in netting or hedging arrangements;
- (b) the absolute value of the net exposure of each individual financial derivative after netting or hedging arrangements;
- (c) the sum of the values of cash collateral received pursuant to:
 - (i) the reduction of exposure to counterparties of OTC financial derivatives; and
 - (ii) efficient portfolio management techniques relating to securities lending and repurchase transactions, and that are reinvested.

6. Amount and percentage of total fund size invested in other unit trusts, mutual funds and collective investment schemes as at 31 March 2022

	US\$	%
Real Estate Investment Trusts	14,242,024	99.11

7. Amount and percentage of borrowings of total fund size as at 31 March 2022

Nil.

8. Amount of units created and cancelled for the period ended 31 March 2022

	US\$
Total amount of subscriptions	496,500
Total amount of redemptions	(3,755,500)

PHILLIP SGX APAC DIVIDEND LEADERS REIT ETF

MANAGER'S INVESTMENT REPORT (continued)

9. Distribution

	31 March 2022 US\$
Interim (0.023 cents per unit based on units outstanding as at 11 January 2022)	<u>302,450</u>

10. Performance of the Fund

As at 31 March 2022:

Cumulative (%)*	US\$	Benchmark US\$
3 Months	-1.14	-0.66
6 Months	3.72	4.49
1 Year	6.32	7.84
3 Years	6.65	11.03
5 Years	32.65	41.11
Since inception (20 Oct 2016)	35.36	44.42
Annualised (%)*		
1 Year	6.32	7.84
3 Years	2.16	3.55
5 Years	5.81	7.13
Since inception (20 Oct 2016)	5.72	6.98

* Returns are calculated on a NAV-to-NAV basis, with net dividends reinvested. The benchmark for which the Fund is measured against is the SGX APAC ex Japan Dividend Leaders REIT Index.

11. Related party transactions for the period ended 31 March 2022

The Manager may use the services of related parties of the Manager to carry out transactions involving the purchase and sale of securities.

	31 March 2022 US\$	31 March 2021 US\$
Brokerage fees paid to a related party of the Manager	-	-
	31 March 2022 US\$	30 September 2021 US\$
Bank balances held with a related party of the Trustee	159,166	497,324

PHILLIP SGX APAC DIVIDEND LEADERS REIT ETF

MANAGER'S INVESTMENT REPORT (continued)

12. Financial ratios

Expense ratio

		31 March 2022	31 March 2021
Total operating expenses (annualised)	US\$	163,307	154,221
Average daily net asset value	US\$	15,915,450	14,264,216
Total expense ratio¹	%	1.03	1.08

¹ The expense ratio has been computed based on the guidelines laid down by the IMAS. The calculation of the expense ratio is based on total operating expenses divided by the average net asset value for the preceding 12 months at the close of the semi-annual financial statements. The total operating expenses do not include (where applicable) brokerage and other transactions costs, performance fees, interest expenses, 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 average net asset values are based on the daily balances.

Turnover ratio

		31 March 2022	31 March 2021
Total value of purchases/sales	US\$	1,930,200	2,193,423
Average daily net asset value	US\$	14,173,394	15,334,786
Total turnover ratio²	%	13.62	14.30

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, divided by the average daily net asset value. In line with Statement of Recommended Accounting Practice 7 "Reporting framework for Unit Trusts" ("RAP 7") issued by the Institute of Singapore Chartered Accountants, total value of purchases or sales do not include brokerage and other transaction costs.

13. Soft dollar commissions/arrangements

The Manager is entitled to and intends to receive or enter into soft-dollar commissions or arrangements in respect of the Fund. The Manager will comply with applicable regulatory and industry standards on soft-dollars. The soft-dollar commissions which the Manager may receive include research and advisory services, economic and political analyses, portfolio analyses including valuation and performance measurements, market analyses, data and quotation services, computer hardware and software or any other information facilities to the extent that they are used to support the investment decision making process, the giving of advice, or the conduct of research or analysis and custodial services in relation to the investments managed for clients. The soft dollar credits utilised are not allocated on a specific client basis. The brokers also execute trades for other funds managed by the Manager.

MANAGER'S INVESTMENT REPORT (continued)

13. Soft dollar commissions/arrangements (continued)

Soft-dollar commissions or arrangements shall not include travel, accommodation, entertainment, general administrative goods and services, general office equipment or premises, membership fees, employees' salaries or direct money payment.

The Manager will not accept or enter into soft dollar commissions or arrangements unless such soft-dollar commissions or arrangements would, in the opinion of the Manager, be reasonably expected to assist the Manager in their management of the Fund, provided that the Manager shall ensure at all times that transactions are executed on a "best execution" basis taking into account the relevant market at the time for transactions of the kind and size concerned, and that no unnecessary trades are entered into in order to qualify for such soft-dollar commissions or arrangements.

The Manager does not, and is not entitled to, retain cash or commission rebates for their own account in respect of rebates earned when transacting in securities for account of the Fund.

14. Any other material information that will adversely impact the valuation of the Fund

Nil.

PHILLIP SGX APAC DIVIDEND LEADERS REIT ETF

Statement of Total Return (Unaudited) For the financial period ended 31 March 2022

	31 March 2022 US\$	31 March 2021 US\$
Income		
Dividend income	319,960	369,446
Other income	6,993	3,409
	<u>326,953</u>	<u>372,855</u>
Expenses		
Management fee	21,179	22,774
Valuation fee	8,451	8,547
Trustee fee	6,005	5,928
Audit fee	5,984	5,976
Custody fee	4,138	3,000
Transaction costs	3,963	4,981
Other expenses	47,335	34,819
	<u>97,055</u>	<u>86,025</u>
Net income	<u>229,898</u>	<u>286,830</u>
Net gains or losses on value of investments and financial derivatives		
Net gains on investments	280,067	1,478,329
Net gains/(losses) on financial derivatives	1,979	(3,885)
Net foreign exchange gain	169,331	576,215
	<u>451,377</u>	<u>2,050,659</u>
Total return for the financial period before income tax	681,275	2,337,489
Less: Income tax	(30,398)	(40,718)
Total return for the financial period after income tax	<u>650,877</u>	<u>2,296,771</u>

PHILLIP SGX APAC DIVIDEND LEADERS REIT ETF

Statement of Financial Position (Unaudited) As at 31 March 2022

	31 March 2022 US\$	30 September 2021 US\$
Assets		
Portfolio of investments	14,242,024	16,816,636
Receivables	14,151	25,072
Cash and cash equivalents	159,166	497,324
Total assets	<u>14,415,341</u>	<u>17,339,032</u>
Liabilities		
Payables	<u>45,782</u>	<u>58,900</u>
Total liabilities	<u>45,782</u>	<u>58,900</u>
Equity		
Net assets attributable to unitholders	<u>14,369,559</u>	<u>17,280,132</u>

PHILLIP SGX APAC DIVIDEND LEADERS REIT ETF

Statement of Movements of Unitholders' Funds (Unaudited) For the financial period ended 31 March 2022

	31 March 2022 US\$	30 September 2021 US\$
Net assets attributable to unitholders at the beginning of the financial period	17,280,132	13,791,958
Operations		
Change in net assets attributable to unitholders resulting from operations	650,877	2,728,563
Unitholders' contributions/(withdrawals)		
Creation of units	496,500	1,120,900
Cancellation of units	(3,755,500)	-
Change in net assets attributable to unitholders resulting from net creation and cancellation of units	(3,259,000)	1,120,900
Distributions	(302,450)	(361,289)
Total (decrease)/increase in net assets attributable to unitholders	<u>(2,910,573)</u>	<u>3,488,174</u>
Net assets attributable to unitholders at the end of the financial period	<u>14,369,559</u>	<u>17,280,132</u>

PHILLIP SGX APAC DIVIDEND LEADERS REIT ETF

Statement of Portfolio (Unaudited) As at 31 March 2022

	Holdings as at 31 March 2022	Fair value as at 31 March 2022 US\$	Percentage of total net assets attributable to unitholders as at 31 March 2022 %
By Geography (Primary)			
Quoted			
Australia			
Charter Hall Group	22,337	275,737	1.92
Charter Hall Long Wale REIT	91,491	363,926	2.53
Charter Hall Retail REIT	57,586	181,268	1.26
Dexus	108,589	889,043	6.19
Goodman Group Pty Ltd	53,593	917,226	6.38
Mirvac Group	339,941	632,886	4.40
National Storage REIT	86,500	175,270	1.22
Scentre Group	526,672	1,201,055	8.36
Shopping Centres Australasia Property Group	117,080	255,616	1.78
Stockland Corporation Ltd	289,463	924,152	6.43
The GPT Group	225,742	874,309	6.09
Vicinity Centres Re Ltd	602,937	840,763	5.85
Waypoint REIT	84,064	167,820	1.17
		7,699,071	53.58
Hong Kong			
Fortune REIT	223,600	201,312	1.40
Link REIT	167,819	1,435,900	9.99
		1,637,212	11.39

PHILLIP SGX APAC DIVIDEND LEADERS REIT ETF

Statement of Portfolio (Unaudited) (continued) As at 31 March 2022

	Holdings as at 31 March 2022	Fair value as at 31 March 2022 US\$	Percentage of total net assets attributable to unitholders as at 31 March 2022 %
By Geography (Primary)			
Quoted			
Singapore			
ARA LOGOS Logistics Trust	260,000	163,232	1.14
Ascendas India Trust	133,987	117,767	0.82
Ascendas Real Estate Investment Trust	301,077	651,566	4.53
CapitaLand Integrated Commercial Trust	535,070	889,214	6.19
CapitaRetail China Trust	192,500	172,040	1.20
Frasers Centrepoint Trust	122,432	220,647	1.54
Frasers Logistics and Industrial Trust	307,403	331,493	2.31
Keppel DC REIT	130,180	219,226	1.53
Keppel REIT	228,508	205,909	1.43
Mapletree Commercial Trust	232,399	324,421	2.26
Mapletree Industrial Trust REIT	232,150	461,248	3.21
Mapletree Logistics Trust	327,394	447,359	3.11
Mapletree North Asia Commercial Trust	291,544	264,864	1.84
Suntec Real Estate Investment Trust	193,014	249,483	1.73
		4,718,469	32.84
United States			
Manulife US Real Estate Investment Trust	277,440	187,272	1.30
		187,272	1.30
Portfolio of investments		14,242,024	99.11
Other net assets		127,535	0.89
Net assets attributable to unitholders		14,369,559	100.00

PHILLIP SGX APAC DIVIDEND LEADERS REIT ETF

Statement of Portfolio (Unaudited) (continued) As at 31 March 2022

	Fair value as at 31 March 2022 US\$	Percentage of total net assets attributable to unitholders as at 31 March 2022 %	Percentage of total net assets attributable to unitholders as at 30 September 2021 %
By Geography (Primary)			
Quoted			
Australia	7,699,071	53.58	52.05
Hong Kong	1,637,212	11.39	10.86
Singapore	4,718,469	32.84	33.17
United States	187,272	1.30	1.24
Portfolio of investments	<u>14,242,024</u>	<u>99.11</u>	<u>97.32</u>
Other net (liabilities)/assets	<u>127,535</u>	<u>0.89</u>	<u>2.68</u>
Net assets attributable to unit holders	<u>14,369,559</u>	<u>100.00</u>	<u>100.00</u>
By Industry (Secondary)			
Real Estate Investments Trusts*	<u>14,242,024</u>	<u>99.11</u>	<u>97.32</u>
Portfolio of investments	<u>14,242,024</u>	<u>99.11</u>	<u>97.32</u>
Other net assets	<u>127,535</u>	<u>0.89</u>	<u>2.68</u>
Net assets attributable to unitholders	<u>14,369,559</u>	<u>100.00</u>	<u>100.00</u>

* A trust or company is defined as a Real Estate Investments Trusts, if such trust's or company's business sector is classified as "Residential and Commercial REITs" under the Thomson Reuters Business Classification.