



Building sustainable income and a greener future

UOB APAC Green REIT ETF

A portfolio of carefully selected green real estate assets in Asia Pacific which aims to deliver stable returns.



uobam.com.sg/apacgreenreit



Best Sustainability ETF



Right By You

About the UOB APAC Green REIT ETF

Asia Pacific continues to lead the world in economic growth, with real estate as a key sector. With the increasing demand for sustainable buildings and practices, there is an expected increase in rents and capital gains for green buildings. This gives rise to a unique investment opportunity.

The UOB APAC Green REIT ETF (the "Fund") is the world's first APAC Green Real Estate Investment Trusts (REITs) ETF. The Fund aims to replicate the iEdge-UOB APAC Yield Focus Green REIT Index (the "Index").

Developed by Singapore Exchange (SGX) as part of the SGX iEdge product suite, in collaboration with UOBAM, the index covers 50 higher-yielding REITs listed across the region that display relatively better environmental performance based on Global Real Estate Sustainability Benchmark (GRESB)'s real estate assessment, while also meeting liquidity requirements.¹

GRESB is the global leader for Environmental, Social and Governance (ESG) research of real assets, covering over 2,000 property companies, REITs, funds and developers with US\$8.8 trillion in assets under management.² For this index, the underlying REITs are weighted by their relative environmental performance using GRESB data for indicators such as energy and water consumption, greenhouse gas emissions and green building certifications, in addition to their ESG performance.¹



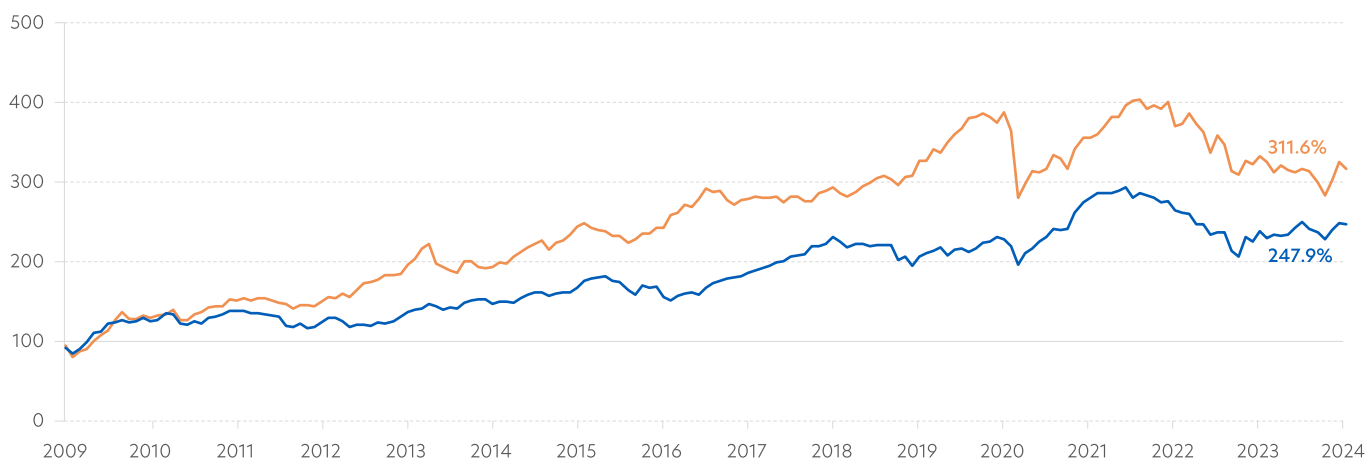
Why invest in Asia Pacific REITs?

Historically outperformed the broader Asia Pacific equity market

APAC REITs delivered an annual return of 7.5%, outperforming MSCI AC Asia Pacific Index's annual return of 7.1% as of end June 2024³.

Total cumulative return 1 January 2009 - 30 June 2024³

— S&P APAC REIT TR (SGD) — MSCI AC Asia Pacific (SGD)



¹ Source: SGX press release dated 15 October 2021.

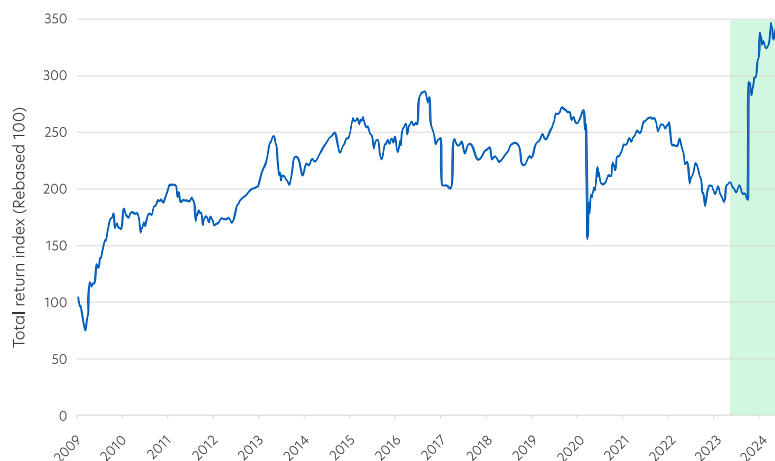
² Source: GRESB, Global investors expand engagement on ESG and GRESB participation in APAC region to include infrastructure companies, as of 22 May 2024.

³ Source: UOBAM, as of Bloomberg, as of 30 June 2024.

Potential turning point

Although APAC REITs have been pressured by the current interest rate environment, growing expectations of two US interest rate cuts in 2024 have lifted returns in recent months, contributing to a brighter outlook for the sector.

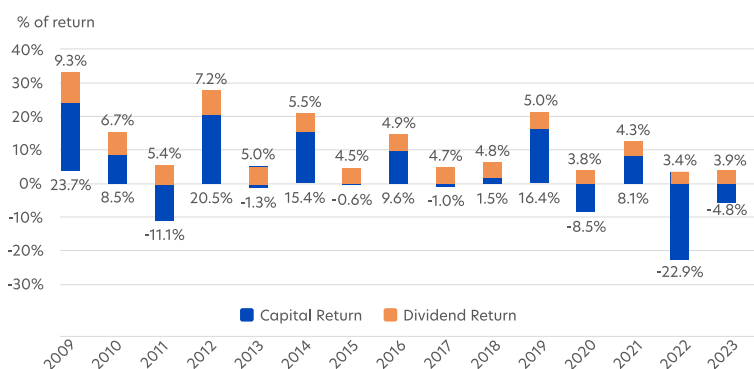
APAC REIT recovery⁴



Regular income and returns

High dividends are backed by the stable stream of contractual rents paid by the tenants of the properties in the portfolio. Specifically, the UOB APAC Green REIT ETF aims for semi-annual distribution⁵ to deliver this high dividend yield to investors, and potential capital appreciation from the underlying real estate assets.

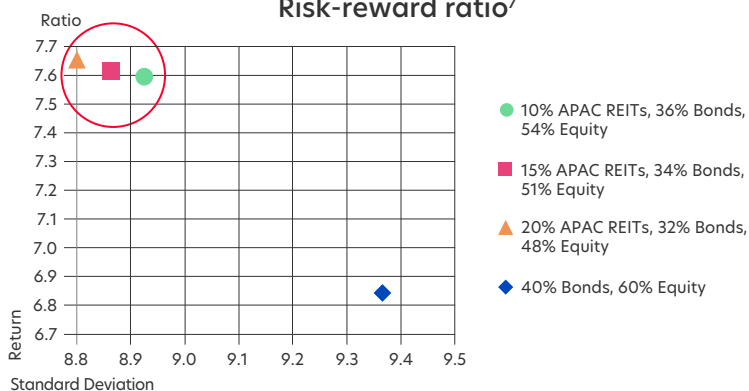
Yearly capital return and dividend⁶



Diversification

REITs offer diversification benefits to a portfolio. Real estate assets often perform differently than traditional stocks and bonds; allocating some into a portfolio could potentially improve the overall risk-adjusted return.

Risk-reward ratio⁷



⁴ Source: Bloomberg, UOBAM, as of 30 June.

⁵ Distributions (in SGD) are not guaranteed. Distributions may be made out of income, capital gains and/or capital. This relates to the disclosed distribution policy as set out in the Fund's prospectus.

⁶ Source: UOBAM, Bloomberg, as of end 2023.

⁷ Source: Morningstar Direct. Time Period: 31 January 2009 - 30 June 2024. Equity - MSCI AC World Index, Bonds - Bloomberg Global Agg Index, APAC REIT - S&P Asia Pacific REIT Index.

Why invest in APAC Green REITs?

Investing in APAC Green REITs is compelling due to the significant global demand for green infrastructure development, which offers attractive opportunities for investors.

 <p>Floods</p>	 <p>Droughts</p>	 <p>Typhoons</p>
<p>Asset Operation Disruption</p>	<p>Increased Maintenance Cost</p>	<p>Increased Insurance Cost</p>

Shift towards development of green buildings

Green buildings with the following features are of higher value, which appeals more to stakeholders like tenants, consumers and investors alike.

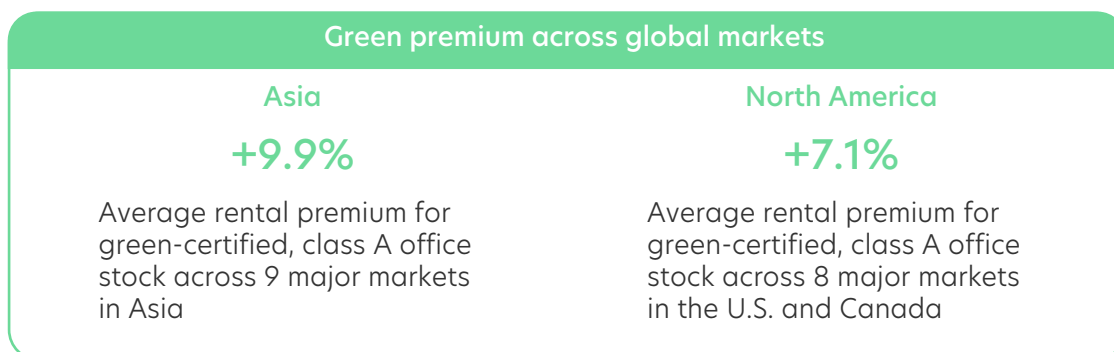
Efficient use of energy and water	Pollution and waste reduction measures	Enabling recycling and re-use	Environment consideration during construction and operation	Net zero emissions or 1.5°C compliant ⁸
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Green buildings aim to be of:⁹

<p>Higher Value</p> <p>Up to 31% higher sale premiums and faster sale</p> <p>Up to 8% higher rental income</p>	<p>Lower Costs</p> <p>Up to 12% in additional savings of costs</p> <p>Up to 37% decreased operational costs</p>	<p>Better Quality</p> <p>Up to 23% higher property occupancy rates</p> <p>Better management of workplace health and safety</p>
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Rising awareness and demand on sustainability¹⁰

With this increased focus on the global climate, the demand for green buildings and practices aimed at lowering carbon and other greenhouse emissions have also risen, especially in Asia. This presents significant growth potential for sustainable investments in the region.

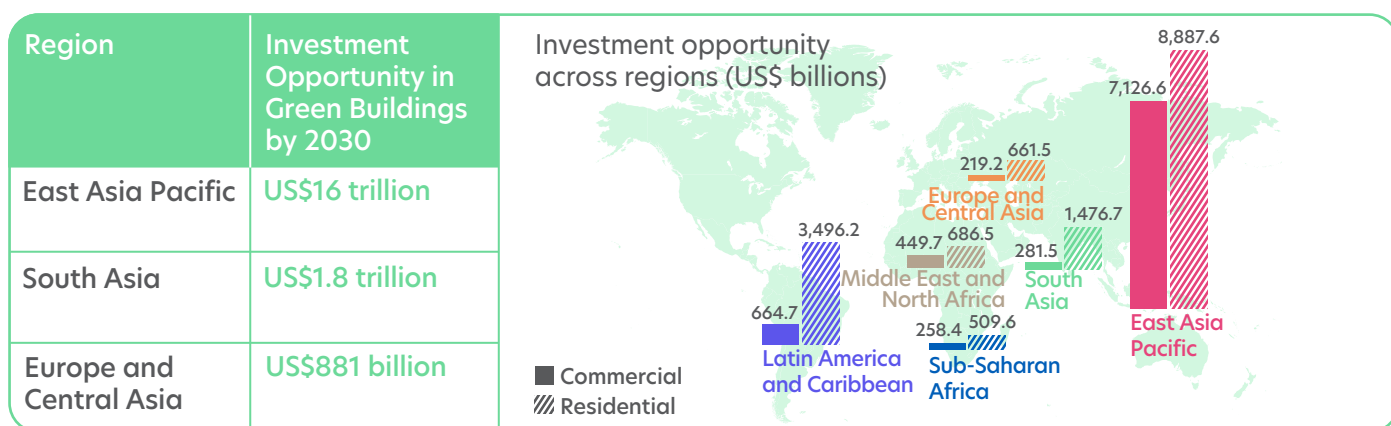


⁸ 1.5°C target is the goal of the Paris Agreement, calling for countries to take concerted climate action to reduce greenhouse gas emissions in order to limit global warming.

⁹ Source: Green Buildings, "A Finance and Policy Blueprint for Emerging Markets", International Finance Corporation 2019, Morgan Stanley Capital International 2021.





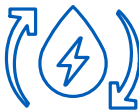

¹⁰ Source: JLL Research, 2023; JLL's Sustainability and Value - London Offices Investment report
Note: All three studies calculated green premiums using a hedonic pricing model, meaning that the impact on rental values from environmental certification was isolated from other effects, such as building age and location.

By 2030, green buildings are projected to create US\$17.8 trillion in investment opportunities led by Asia (excluding central Asia), further emphasising on this growing investment potential.¹¹



Why invest in the Fund?

The UOB APAC Green REIT ETF has the potential to deliver both income and capital gains. It aims to:

 <p>Deliver high dividend yield to investors and provide semi-annual distributions¹²</p>	 <p>Select high quality, environmentally-sound real estate assets with good growth potential</p>	 <p>Contribute to sustainability outcomes and greening of the real estate sector</p>
 <p>Advance real estate operations and management practices that are aimed at lowering carbon and other greenhouse gas emissions</p>	 <p>Advance energy and water conservation strategies and efficient usage measures taken by real estate companies within their portfolio of buildings</p>	 <p>Support ESG disclosure within the real estate sector and importance of green building certification</p>



Received its first award by The Asset Triple A Sustainable Investing Awards 2023 in the category of Best Sustainability ETF in Singapore.¹³

¹¹ Source: "Green Buildings: A Finance and Policy Blueprint for Emerging Markets", International Finance Corporation, 2019.

¹² Distributions are not guaranteed. Distributions may be made out of income, capital gains and/or capital. For further details on the Fund's distribution policy, please refer to the section on "Fund details".

¹³ Please refer to uobam.com.sg/awards for the latest list of UOBAM awards.

Fund details

Manager	UOB Asset Management Ltd
Trustee	State Street Trust (SG) Limited
Index	iEdge-UOB APAC Yield Focus Green REIT Index
Stock Exchange	Singapore Exchange Securities Trading Limited
Management Fee¹⁴	Currently 0.45% p.a.; maximum 2% p.a.
Trustee Fee¹⁴	Currently not more than 0.05% p.a.
Audit Fees, and Other Fees and Charges¹⁴	Subject to agreement with the relevant parties. Each of the fees or charges may amount to or exceed 0.1% p.a. of the NAV of the Fund, depending on the proportion that each fee or charge bears to the NAV of the Fund. Please refer to the Fund's prospectus for more details.
No of Constituents	50
Distribution Policy	The current distribution policy is to make semi-annual distributions as we may from time to time determine. Distributions may be made out of income, capital gains and/or capital. The declaration or payment of distributions (whether out of capital or otherwise) may have the effect of lowering the NAV of the relevant Sub-Fund or Class. Moreover, distributions out of capital may amount to a reduction of part of your original investment and may result in reduced future returns.
Listing Date	23 November 2021
Currency Class	SGD Class Unit (Primary currency: SGD Secondary currency: USD)
SGX Stock Code	Units traded in SGD: GRN Units traded in USD: GRE
Trading Size	Buy/sell on SGX: Trading Board Lots of 1 unit Subscribe/redeem through Participating Dealer: Minimum 100,000 units
Designated Market Maker	Phillip Securities Pte Ltd.
Participating Dealers	DBS Vickers Securities (Singapore) Pte Ltd Flow Traders Asia Pte Ltd iFAST Financial Pte Ltd (FSMOne, iFAST Global Markets, iFAST Central, iFAST Prestige) Futu Singapore Pte Ltd (Moomoo) Phillip Securities Pte Ltd UOB Kay Hian Pte Ltd

¹⁴ For details on fees and charges (including fees and charges payable on subscriptions), please refer to the Fund's prospectus.

Important notice and disclaimers

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Investments in Units involve risks, including the possible loss of the principal amount invested, and are not obligations of, deposits in, or guaranteed or insured by United Overseas Bank Limited ("UOB"), UOBAM, or any of their subsidiary, associate or affiliate ("UOB Group") or distributors of the Fund. The Fund may use or invest in financial derivative instruments and you should be aware of the risks associated with investments in financial derivative instruments which are described in the Fund's prospectus. The UOB Group may have interests in the Units and may also perform or seek to perform brokering and other investment or securities-related services for the Fund. Investors should note that the Fund is not like a conventional unit trust in that an investor cannot redeem his Units directly with UOBAM and can only do so through the participating dealers, either directly or through a stockbroker if his redemption amount satisfies a prescribed minimum that will be comparatively larger than that required for redemptions of units in a conventional unit trust. The list of participating dealers can be found at www.uobam.com.sg. An investor may therefore only be able to realise the value of his Units by selling the Units on the Singapore Exchange Limited ("SGX"). Investors should also note that any listing and quotation of Units on the SGX does not guarantee a liquid market for the Units. An investment in unit trusts is subject to investment risks and foreign exchange risks, including the possible loss of the principal amount invested. Investors should read the Fund's prospectus, which is available and may be obtained from UOBAM or any of its appointed agents or distributors, before deciding whether to subscribe for or purchase any Units. **You may wish to seek advice from a financial adviser before making a commitment to invest in any Units, and in the event that you choose not to do so, you should consider carefully whether the Fund is suitable for you.** The Fund is not in any way sponsored, endorsed, sold or promoted by and/or its affiliates and SGX and/or its affiliates make no warranty or representation whatsoever, expressly or impliedly, either as to the results to be obtained from the use of the iEdge-UOB APAC Yield Focus Green REIT Index (the "Index") and/or the figure at which the Index stands at any particular time on any particular day or otherwise. The Index is administered, calculated and published by SGX. 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Distributions will be made in respect of the Distribution Classes of the Fund. Distributions are based on the NAV per unit of the relevant Distribution Class as at the last business day of the calendar month or quarter. The making of distributions is at the absolute discretion of UOBAM and that distributions are not guaranteed. The making of any distribution shall not be taken to imply that further distributions will be made. UOBAM reserves the right to vary the frequency and/or amount of distributions. Distributions from a fund may be made out of income and/or capital gains and (if income and/or capital gains are insufficient) out of capital. Investors should also note that the declaration and/or payment of distributions (whether out of income, capital gains, capital or otherwise) may have the effect of lowering the net asset value (NAV) of the relevant fund. Moreover, distributions out of capital may amount to a reduction of part of your original investment and may result in reduced future returns. Please refer to the Fund's prospectus for more information.

This advertisement has not been reviewed by the Monetary Authority of Singapore.

UOB Asset Management Ltd Co. Reg. No. 198600120Z

August 2024