

# First State Global Property Investments

## Monthly Fund Factsheet

31 December 2018

### Objectives and investment strategy

The Fund aims to maximise the total return to investors and invests all or substantially all of its assets in the First State Global Property Securities Fund (the "Underlying Sub-Fund"), under the Dublin registered First State Global Umbrella Fund plc.

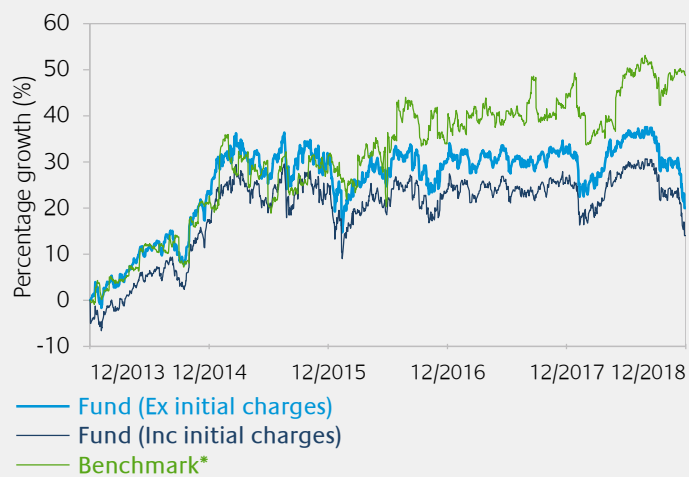
The Underlying Sub-Fund invests primarily (at least 70% of its net asset value) in a broad selection of equity securities issued by real estate investment trusts or companies that own, develop or manage real property from around the world (including initially the EEA, Russia, Switzerland, United States, and the Asian region) and which are listed, traded or dealt in on regulated markets worldwide.

### Annualised performance in SGD (%)^

	1yr	3yrs	5yrs	10yrs	Since incept.
Fund (Ex initial charges)	-10.0	-3.0	3.7	7.6	2.2
Fund (Inc initial charges)	-14.5	-4.7	2.7	7.0	1.8
Benchmark*	-2.8	2.3	7.1	10.2	5.0

### Cumulative performance in SGD (%)^

	3mths	1yr	3yrs	5yrs	Since incept.
Fund (Ex initial charges)	-10.5	-10.0	-8.7	20.0	34.7
Fund (Inc initial charges)	-15.0	-14.5	-13.3	14.0	27.9
Benchmark*	-5.7	-2.8	7.1	40.7	95.1



Source: Lipper, First State Investments. Single pricing basis with net income reinvested.

### Available share classes

Share class	Inception date	NAV price	Distribution frequency <sup>#</sup>	ISIN code
Class A (Dist)	11 Apr 2005	\$\$0.7418	Annual	SG9999002091
Class A (Acc)	14 Sep 2015	\$\$0.8640	N/A	SG9999014369

### Fund information

Fund size	\$\$14.8mn
Dealing	Monday to Friday (except public holidays)
Minimum initial investment	\$\$1,000
Minimum subsequent investment	\$\$100
Management fee	1.5%p.a.
Initial charge	5.0% (Cash / SRS)

### Asset allocation (%)<sup>+</sup>

Country	%		%		%
USA	47.0	Hong Kong	10.8	Japan	9.2
UK	7.6	Spain	4.3	Netherlands	4.3
Germany	3.4	Australia	3.2	Canada	3.2
Singapore	2.0	Other	2.4	Liquidity	2.6

Sector	%		%		%
Residential	21.5	Diversified Activities	12.7	Retail	11.8
Industrial	11.7	Operating Cos.	11.4	Office	11.0
Diversified	3.7	Hotel & Resort	3.2	Specialised	3.0
Other	7.3	Liquidity	2.6		

### Top 10 company holdings (%)

Security name	Sector	%
Invitation Homes Inc Com	(Residential)	5.5
Prologis, Inc.	(Industrial)	5.3
Sun Hung Kai Properties Ltd	(Diversified Activities)	5.1
Simon Property Group, Inc.	(Retail)	4.6
Equity Residential	(Residential)	4.2
AvalonBay Communities, Inc.	(Residential)	4.0
Kilroy Realty Corporation	(Office)	3.9
Grainger plc	(Operating Cos.)	3.7
Inmobiliaria Colonial, S.A.	(Office)	3.4
Vicinity Centres	(Retail)	3.2

## About First State Investments

First State Investments ("FSI"), known as Colonial First State Global Asset Management in Australia, is the investment management business of the Commonwealth Bank of Australia. We are a global asset manager with established offices across Europe, the US and Asia Pacific regions.

We are stewards of assets managed on behalf of institutional investors, pension funds, wholesale distributors, investment platforms, financial advisers and their clients worldwide.

With expertise across a range of asset classes and specialist investment sectors, our approach to investment is driven by a commitment to provide the best possible outcomes over the long term for our investors. To achieve this, we ensure our interests are aligned with our investors and uphold a culture of consistently acting in our clients' best interests.



## For further information

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## Important information

<sup>^</sup> The performance prior to 17 January 14 is in relation to First State Global Property Investments Class A (Dist) before its conversion to a feeder fund. The performance data and chart refer to First State Global Property Investments Class A (Dist).

<sup>‡</sup> Acc represents share class with dividends accumulated. Dist represents share class with monthly distribution of dividends.

<sup>#</sup> First State Investments (Singapore) ("FSIS") intends to make annual distributions on 30 November each year. The distributions will be made out of the income, capital gains and/or capital of First State Global Property Investments Class A (Dist). Investors should note that the intention to make the annual distributions is not guaranteed by FSIS or its distributors and FSIS may in future review the distribution policy depending on prevailing market conditions.

<sup>\*</sup> Inception - 29 Feb 08 : Citigroup BMI World Property Index  
1 Mar 08 - 16 Jan 14 : UBS Global Real Estate Investors Index  
From 17 Jan 14 : FTSE EPRA/NAREIT Developed Index

<sup>+</sup> Allocation percentage is rounded to the nearest one decimal place and the total allocation percentage may not add up to 100%.

Note: Asset allocation and top holdings/issuers information provided pertain to the underlying fund. This document is prepared for information only and does not contain or constitute investment advice. A copy of the Prospectus is available and may be obtained from the Manager, First State Investments (Singapore), or any of our distributors. Investors should read the Prospectus and consult a financial adviser before deciding to make any investment. In the event of discrepancies between the marketing materials and the Prospectus, the Prospectus shall prevail. The value of the Fund and the income from them, if any, may fall or rise. Past performance of the Fund or the Manager and any economic and market trends or forecast, is not indicative of the future or likely performance of the Fund or the Manager. Neither the Manager, nor any of its associates, nor any director, or employee accepts any liability for any loss arising directly or indirectly from any use of this document. Units are not available to U.S. persons. Reference to specific securities (if any) is included for the purpose of illustration only and should not be construed as a recommendation to buy or sell the same. Investors should refer to the Prospectus for full details of the Objectives and investment strategy for the Fund.

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MCI (P) 016/01/2018

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