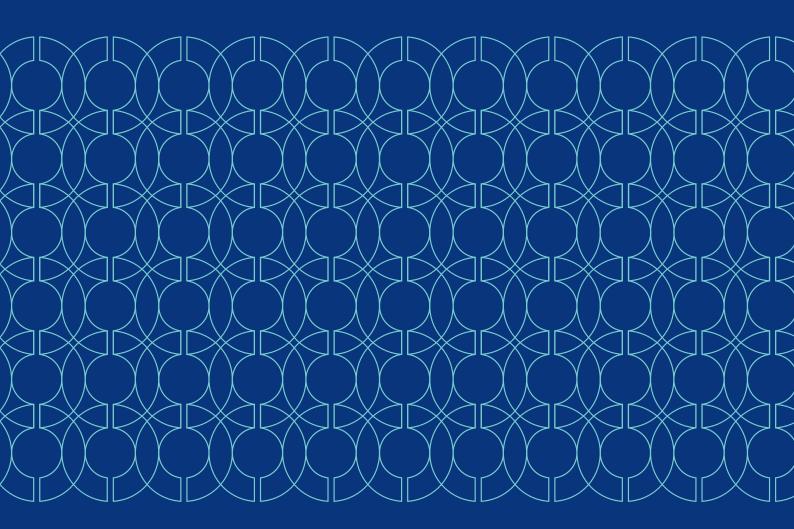
Schroders

SCHRODER SINGAPORE TRUST

Semi-Annual Report & Financial Statements June 2018



Constituted under a Trust Deed in the Republic of Singapore on 10 September 1992

Manager

Schroder Investment Management (Singapore) Ltd 138 Market Street #23-01 CapitaGreen Singapore 048946 Company Registration No. 199201080H

Trustee

HSBC Institutional Trust Services (Singapore) Limited 21 Collyer Quay #13-02 HSBC Building Singapore 049320 Company Registration No. 194900022R

Auditor

PricewaterhouseCoopers LLP 7 Straits View Marina One East Tower, Level 12 Singapore 018936

Solicitor to the Manager

Allen & Gledhill LLP One Marina Boulevard #28-00 Singapore 018989

Solicitor to the Trustee

Shook Lin & Bok LLP 1 Robinson Road #18-00 AIA Tower Singapore 048542

Further Information

Schroders is a Foreign Account Tax Compliance Act ("FATCA") compliant organisation. Please find the FATCA classification of this Fund and its Global Intermediary Identification Number ("GIIN") below.

FATCA entity classification: Nonreporting IGA FFI / Sponsored Investment Entity

GIIN: WM9S4Z.00006.SF.702

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COMMENTARY

Singapore equities fell in the first half of 2018, alongside the broader regional Asia ex-Japan index amidst various macroeconomic concerns. Market sentiment swung into increasing pessimism against the backdrop of rising oil prices, US policy rate hikes, a strong US Dollar, and rising trade tensions.

Telecommunications was the worst performing sector over the period. Performance was weighed down by StarHub's share price plunge following disappointing 4Q 2017 results. Weaker performance of SingTel also contributed, as performance was impacted by concerns over the more aggressive pricing plans of mobile virtual network operators (MVNO) in Singapore. The banks sector was the only sector to end the period in positive territory, buoyed by strong gains early in the year when all three banks outperformed on the back of solid 2017 operating data points and positive loan growth expectations.

One of the key market events that took centre stage was tariff wars and its potential impact on markets. The standoff and lack of compromise in tariff wars is prompting downward revisions to expectations of both earnings growth as well as valuation multiples. Singapore's trade dependent economy may be more affected through secondary linkages, for instance, through the supply chain.

Until recently, Singapore banks have been major beneficiaries of rising short-term interest rates. Sequential US policy rate hikes and similar short-term interest rate moves in Singapore are positive for banks' net interest margins. Since June 2018 however, the outlook has been clouded by unpredictability of the US administration's moves regarding tariffs, and counter responses of economic blocs at the receiving end of these.

We believe that as long as retaliatory actions keep ratcheting up, uncertainty over the impact will begin to affect macro growth, rising costs and earnings as tariffs are imposed, and how central banks (the US Federal Reserve, in particular) will respond to this combination of rising costs and potentially slower growth.

As banks are more aligned to the economic cycle, any shifts in the macroeconomic outlook could have a larger impact on the sector. At this juncture, it is uncertain what the US is ultimately aiming to achieve in their current approach, particularly towards China. We expect a much wider valuation trading range for banks -- each "punch" from the US on the trade front and subsequent retaliation by affected countries could continue to affect market sentiment and lead to a concerted shift in positioning. We will consider these factors when deciding what exposure is optimal.

At this juncture, the outcomes range from slower growth or mild stagflation, to a more feeble but still positive CAPEX upcycle. However, we are monitoring the situation to determine if a deeper slowdown might ensue if the situation deteriorates. At the other extreme, should the trade dispute begin to resolve more amicably, the sector could benefit to a greater extent.

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Elsewhere, unexpected changes to regulations and financing for residential properties in Singapore were announced in July 2018, which precipitated a deep sell-down in property developers. These measures impact:

- (1) residents' payment of higher additional stamp duties (ABSD +5%) for second properties,
- (2) foreigners' payment of higher ABSD +5% on all properties,
- (3) cuts to loan to value (LTV down by 5%) for all residential mortgages, and
- (4) developers' payment of new additional stamp duties (ABSD +5%) for en bloc land banking.

In sum, these could materially increase the amount that second home and foreign buyers may have to pay upfront, and also reduce developers' potential margins from future en bloc land banking. In the future, developers are more likely to bid in Government Land Sales (GLS) tenders rather than landbank via en bloc transactions.

Near-term physical supply is supportive for the residential market. It is future pre-sales and take-up of projects under construction that could be affected. Developers have five years to sell their projects before they incur ABSD – thus, there will be some uncertainty regarding margins and profitability if they have to cut pricing, but no immediate pressure to heavily discount as yet.

The combined effect of LTV changes and ABSD increases could impact potential demand more significantly. While we pre-emptively trimmed our overweight to developers in the Fund, such extreme measures were unexpected. We are currently reviewing exposure levels to developers to assess what is appropriate in this new environment.

While Singapore residential property may account for a large proportion of near-term earnings for some developers, by asset value the proportion is far smaller, ranging from 26% to under 10%. Most developers already have sizeable commercial and office property in Singapore. They also have some cushion from non-Singapore earnings and assets. Banks have also sold down after recent cooling measures were announced. While these measures may slow the pace of mortgage lending derived from Singapore, banks have broader, more diversified revenue streams.

June 2018

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STATEMENT OF TOTAL RETURN

	30 Jun 2018 \$	30 Jun 2017 \$
Income		
Dividends:		
Singapore	16,934,489	11,260,009
Foreign	1,002,064	822,705
Interest on deposits with banks	-	2
Sundry income	-	2
·	17,936,553	12,082,718
Less : Expenses		
Management fees	3,632,894	3,262,393
Trustee fees	135,504	120,554
Valuation fees	105,252	94,263
Custodian fees	84,589	73,616
Registration fees	295,599	263,214
Audit fees	10,225	10,410
Transaction costs	170,510	115,993
Others	98,319	324,155
	4,532,892	4,264,598
Net income	13,403,661	7,818,120
Net gains or losses on value of investments and financial derivatives		
Net (losses)/gains on investments	(28,929,312)	87,784,187
Net losses on spot foreign exchange contracts	(8,011)	(8,366)
Net gains on futures contracts	-	417,195
Net foreign exchange losses	(15,395)	(10,366)
	(28,952,718)	88,182,650
Total (deficit)/return for the period before income tax	(15,549,057)	96,000,770
Less : Income tax	(167,462)	(188,151)
	(15,716,519)	95,812,619

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STATEMENT OF FINANCIAL POSITION

As at 30 June 2018 (Unaudited)

	30 Jun 2018 \$	31 Dec 2017 \$
ASSETS		
Portfolio of investments	768,383,361	821,591,609
Bank balances Sales awaiting settlement Receivables Margin account	41,545,202 1,995,417 4,587,803	34,385,432 3,966,331 4,257,937 484,056
Total assets	816,511,783	864,685,365
LIABILITIES		
Purchases awaiting settlement Payables	7,421,614 6,023,435	15,707,713 12,465,712
Total liabilities	13,445,049	28,173,425
EQUITY		
Net assets attributable to unitholders	803,066,734	836,511,940

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STATEMENT OF MOVEMENTS OF UNITHOLDERS' FUNDS

	30 Jun 2018 \$	31 Dec 2017 \$
Net assets attributable to unitholders at the beginning of the financial period/year	836,511,940	688,207,754
Operations Change in net assets attributable to unitholders resulting from operations	(15,716,519)	164,693,282
Unitholders' contributions/(withdrawals) Creation of units Cancellation of units	79,393,810 (89,838,739)	194,983,442 (191,808,633)
Change in net assets attributable to unitholders resulting from net creation and cancellation of units	(10,444,929)	3,174,809
Distributions	(7,283,758)	(19,563,905)
Total (decrease)/increase in net assets attributable to unitholders	(33,445,206)	148,304,186
Net assets attributable to unitholders at the end of the financial period/year	803,066,734	836,511,940

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STATEMENT OF PORTFOLIO

As at 30 June 2018 (Unaudited)

Primary

By industry	Holdings at 30 Jun 2018	Fair value at 30 Jun 2018 \$	Percentage of total net assets attributable to unitholders at 30 Jun 2018
Quoted			
Equities			
AGRICULTURE First Resources Ltd Wilmar Intl Ltd	7,743,300 2,428,500	12,079,548 7,431,210 19,510,758	1.50 0.93 2.43
CONSUMER Genting Singapore PLC Jardine Cycle & Carriage Ltd Singapore Press Hldg Ltd	4,214,500 450,100 524,800	5,141,690 14,322,182 1,364,480 20,828,352	0.64 1.78 0.17 2.59
DIVERSIFIED OPERATIONS Jardine Matheson Hldg Ltd Jardine Strategic Hldg Ltd Keppel Corp Ltd	81,100 123,500 6,348,700	6,977,589 6,142,949 45,393,205 58,513,743	0.87 0.77 5.65 7.29
FINANCE DBS Group Hldg Ltd iFAST Corp Ltd Oversea-Chinese Banking Corp Ltd Singapore Exchange Ltd United Overseas Bank Ltd	5,384,612 2,201,000 10,861,698 1,697,000 4,145,762	143,284,525 2,333,060 126,430,165 12,167,490 110,940,591 395,155,831	17.84 0.29 15.74 1.52 13.81 49.20
HEALTH CARE Raffles Medical Group Ltd	6,379,152	6,442,944	0.80

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STATEMENT OF PORTFOLIO

As at 30 June 2018 (Unaudited)

Primary (co	ntinued)
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Primary (continued)			
By industry	Holdings at 30 Jun 2018	Fair value at 30 Jun 2018 \$	Percentage of total net assets attributable to unitholders at 30 Jun 2018
Quoted			
Equities			
INDUSTRIAL AND TRANSPORTATION			
Hi-P Intl Ltd HRnetgroup Ltd SATS Ltd SIA Engineering Co Ltd Singapore Post Ltd Venture Corp Ltd	478,600 3,847,581 2,721,100 2,140,100 1,088,900 790,500	569,534 3,424,347 13,605,500 6,719,914 1,372,014 14,102,520 39,793,829	0.07 0.43 1.69 0.84 0.17 1.76
REAL ESTATE			
Ascendas Real Estate Investment Trust CapitaLand Ltd CapitaLand Mall Trust City Developments Ltd Frasers Logistics & Industrial Trust Ho Bee Land Ltd Hongkong Land Hldg Ltd Keppel DC REIT Mapletree Commercial Trust Mapletree Industrial Trust UOL Group Ltd	988,000 10,713,700 5,055,800 2,101,134 18,219,410 118,000 2,157,800 874,000 5,670,500 7,736,265 1,801,699	2,608,320 33,855,292 10,465,506 22,965,395 19,130,381 279,660 21,036,446 1,188,640 8,902,685 14,930,991 13,728,946 149,092,262	0.32 4.22 1.30 2.86 2.38 0.04 2.62 0.15 1.11 1.86 1.71
TELECOMMUNICATIONS	0.000.400	0.047.504	0.00
NetLink NBN Trust Singapore Telecommunications Ltd	8,983,136 21,334,640	6,647,521 65,710,691	0.83 8.18
StarHub Ltd	1,742,300	2,892,218	0.36
	·	75,250,430	9.37
Total Equities	-	764,588,149	95.21

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STATEMENT OF PORTFOLIO

As at 30 June 2018 (Unaudited)

Primary	(continued)	١
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By industry	Holdings at 30 Jun 2018	Fair value at 30 Jun 2018 \$	Percentage of total net assets attributable to unitholders at 30 Jun 2018
Quoted			
Debt securities			
CENTRAL BANK MAS Bill Series 168 31 Jul 2018 Total Debt securities	3,800,000	3,795,212 3,795,212	0.47 0.47
Portfolio of investments Other net assets Net assets attributable to unitholders		768,383,361 34,683,373 803,066,734	95.68 4.32 100.00

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STATEMENT OF PORTFOLIO

As at 30 June 2018 (Unaudited)

Primary	(continued)
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By industry (summary)	Percentage of total net assets attributable to unitholders at 30 Jun 2018	of total net assets
Quoted		
Agriculture	2.43	2.54
Central Bank	0.47	-
Consumer	2.59	1.91
Diversified Operations	7.29	6.15
Finance	49.20	47.18
Health Care	0.80	0.84
Industrial and Transportation	4.96	6.75
Real Estate	18.57	22.46
Telecommunications	9.37	10.39
Portfolio of investments	95.68	98.22
Other net assets	4.32	1.78
Net assets attributable to unitholders	100.00	100.00

Secondary

	Fair value at 30 Jun 2018	Percentage of total net assets attributable to unitholders at 30 Jun 2018	
By geography	\$	%	%
Singapore	768,383,361	95.68	98.22
Portfolio of investments	768,383,361	95.68	98.22
Other net assets	34,683,373	4.32	1.78
Net assets attributable to unitholders	803,066,734	100.00	100.00

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UNITS IN ISSUE

Class SGD A Distribution	30 Jun 2018 Units	31 Dec 2017 Units
At the beginning of the financial period/year Created Cancelled	296,024,890 24,272,741 (22,421,812)	325,258,331 43,649,134 (72,882,575)
At the end of the financial period/year	297,875,819	296,024,890
	\$	\$
Net assets attributable to unitholders	471,580,405	485,812,827
Net assets attributable to unitholders per unit	1.58	1.64
Class SGD A Accumulation		2 Feb 2017 to
	30 Jun 2018 Units	31 Dec 2017 Units
At the beginning of the financial period Created Cancelled	54,374,966 7,265,642 (7,343,907)	- 69,453,695 (15,078,729)
At the end of the financial period	54,296,701	54,374,966
	\$	\$
Net assets attributable to unitholders	62,019,326	63,464,168
Net assets attributable to unitholders per unit	1.14	1.17
Class USD A Accumulation		2 Feb 2017 to
	30 Jun 2018 Units	31 Dec 2017 Units
At the beginning of the financial period Created	186,036 24,204	235,271
Cancelled At the end of the financial period	(12,736)	(49,235)
At the end of the financial period	197,504	186,036
	US\$	US\$
Net assets attributable to unitholders	234,356	230,105
Net assets attributable to unitholders per unit	1.19	1.24

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UNITS IN ISSUE

For the financial period ended 30 June 2018 (Unaudited)

Class SGD I Accumulation	30 Jun 2018 Units	31 Dec 2017 Units
At the beginning of the financial period/year Created Cancelled	12,534,478 596,198 (3,031,196)	7,770,023 7,755,904 (2,991,449)
At the end of the financial period/year	10,099,480	12,534,478
	\$	\$
Net assets attributable to unitholders	29,079,430	36,660,895
Net assets attributable to unitholders per unit	2.88	2.92
Class SGD M Accumulation	30 Jun 2018 Units	31 Dec 2017 Units
At the beginning of the financial period/year Created Cancelled	150,129,196 16,048,849 (19,624,273)	165,366,922 20,865,848 (36,103,574)
At the end of the financial period/year	146,553,772	150,129,196
	\$	\$
Net assets attributable to unitholders	240,068,029	250,266,538
Net assets attributable to unitholders per unit	1.64	1.67

The Fund currently offers 5 Classes of units, namely Class SGD A Distribution units, Class SGD A Accumulation units, Class SGD I Accumulation units, Class SGD M Accumulation units and Class USD A Accumulation units. All 5 Classes of units constitute the Fund and have different features. The key differences between the Classes are the management fee rate, currency of denomination and distribution policy applicable to each Class. The Class USD A Acc is subject to foreign exchange risk against the Fund's functional currency. The Class SGD A Acc and Class USD A Acc were incepted on 2 February 2017.

Net assets attributable to unitholders ("NAV") is apportioned between all 5 Classes of units based on the proportion of NAV of each Class, which is determined by computing the equivalent number of units of Class SGD A Dis, Class SGD A Acc, Class SGD I Acc, Class SGD M Acc and Class USD A Acc units in issue. Any expense, income and/or gain which is attributable to a particular Class shall be deducted from or added to the net assets attributable to that Class.

Acc : Accumulation Dis : Distribution



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FINANCIAL RATIOS

	Class SGD A Dis	Class SGD A Acc	30 Jun 2018 Class USD A Acc	Class SGD I Acc	Class SGD M Acc
Expense ratio ¹	1.33%	1.31%	1.28%	0.12%	0.49%
	Class SGD A Dis	30 Jun 2017 Class SGD I Acc	Class SGD M Acc	t	2017 o 1 2017 Class USD A Acc
Expense ratio ¹	1.33%	0.13%	0.50%	(annua 1.31%	alised) 1.28%
	30 Jun 2018 30 Jun 2017 Fund Fund				
Turnover ratio ²	16.53%			17.6	66%

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 was based on total operating expenses divided by the average net asset values for each Class for the year. The total operating expenses do not include brokerage and other transaction 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. Expenses which are common to all Classes are apportioned based on the proportion of NAV of each Class. The Fund does not pay any performance fee. The respective values used in the calculation of the expense ratio are disclosed below. The average net asset values are based on the daily balances. The Fund invests in real estate investment trusts (REITs), for which the expense ratios are not available or published. The expense ratio of the Fund does not include the expense ratios of those underlying REITs.

Expense ratio calculations	Class SGD A Dis \$	Class SGD A Acc \$	30 Jun 2018 Class USD A Acc \$	Class SGD I Acc \$	Class SGD M Acc \$
Total operating expenses Average net	6,463,814	806,071	4,147	38,547	1,215,219
asset value	487,117,903	61,573,235	324,188	30,869,657	248,061,211
Expense ratio calculations	Class SGD A Dis \$	30 Jun 2017 Class SGD I Acc \$	Class SGD M Acc \$	t 30 Ju Class SGD A Acc \$	o 2017 to n 2017 Class USD A Acc \$ alised)
Total operating expenses Average net asset value	6,178,451 462,911,845	24,195 17,927,299	1,133,179 227,100,626	236,343 44,240,177	1,227 234,271

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FINANCIAL RATIOS

For the financial period ended 30 June 2018 (Unaudited)

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 value of purchases or sales of the underlying investments divided by the average daily net asset value.

	30 Jun 2018		30 Jun 2017	
Turnover ratio calculations	Fund		Fund	
	\$		\$	
Lower of purchases or sales	142,246,489	(purchases)	134,238,089	(purchases)
Average net asset value	860,787,228		760,164,598	

The following is a report on the Schroder Singapore Trust (the "Fund"):

1. Top 10 holdings of the Fund as at 30 June 2018:

	Fair value \$	of total net assets attributable to unitholders
DBS Group Hldg Ltd	143,284,525	17.84
Oversea-Chinese Banking Corp Ltd	126,430,165	15.74
United Overseas Bank Ltd	110,940,591	13.81
Singapore Telecommunications Ltd	65,710,691	8.18
Keppel Corp Ltd	45,393,205	5.65
CapitaLand Ltd	33,855,292	4.22
City Developments Ltd	22,965,395	2.86
Hongkong Land Hldg Ltd	21,036,446	2.62
Frasers Logistics & Industrial Trust	19,130,381	2.38
Mapletree Industrial Trust	14,930,991	1.86

Top 10 holdings of the Fund as at 30 June 2017:

	Fair value \$	Percentage of total net assets attributable to unitholders %
DBS Group Hldg Ltd	111,179,093	14.42
Oversea-Chinese Banking Corp Ltd	105,166,871	13.64
Singapore Telecommunications Ltd	91,778,871	11.90
United Overseas Bank Ltd	87,871,305	11.40
CapitaLand Ltd	44,873,850	5.82
ComfortDelGro Corp Ltd	34,472,630	4.47
Keppel Corp Ltd	31,800,982	4.12
UOL Group Ltd	26,886,680	3.49
Hongkong Land Hldg Ltd	21,866,317	2.84
Mapletree Industrial Trust	19,941,181	2.59

The Fund was not invested in other unit trusts, mutual funds or collective investment schemes as at 30 June 2018 other than as stated in the Statement of Portfolio. For the full composition of investments of the Fund as at 30 June 2018, refer to the Statement of Portfolio on pages 7 to 10.

Percentage

- 2. The Fund did not have any significant exposure to financial derivatives as at 30 June 2018.
- 3. The Fund did not have any borrowings as at 30 June 2018.
- 4. The amount of subscriptions and redemptions during the period 1 January 2018 to 30 June 2018 were as follows:

17.66%

	Subscriptions Redemptions	79,393,810 89,838,739	
5.	Expense Ratio		
	Class SGD A Distribution		
	1 July 2017 to 30 June 2018		1.33%
	1 July 2016 to 30 June 2017		1.33%
	Class SGD A Accumulation		
	1 July 2017 to 30 June 2018		1.31%
	2 February 2017 (date of inception) to 30 June 2017 (an	nualised)	1.31%
	Class USD A Accumulation		
	1 July 2017 to 30 June 2018		1.28%
	2 February 2017 (date of inception) to 30 June 2017 (an	nualised)	1.28%
	Class SGD I Accumulation		
	1 July 2017 to 30 June 2018		0.12%
	1 July 2016 to 30 June 2017		0.13%
	Class SGD M Accumulation		
	1 July 2017 to 30 June 2018		0.49%
	1 July 2016 to 30 June 2017		0.50%
6.	Turnover of Portfolio		
	1 January 2018 to 30 June 2018		16.53%

1 January 2017 to 30 June 2017

7. Soft dollar commissions/arrangements:

In the management of the Fund, the Manager may accept soft dollar commissions from, or enter into soft dollar arrangements with, stockbrokers who execute trades on behalf of the Fund and the soft dollars received are restricted to the following kinds of services:

- (i) research, analysis or price information;
- (ii) performance measurement;
- (iii) portfolio valuations; and
- (iv) administration services.

The Manager may not receive or enter into soft dollar commissions or arrangements unless (a) such soft dollar commissions or arrangements shall reasonably assist the Manager in their management of the Fund, (b) best execution is carried out for the transactions, and (c) that no unnecessary trades are entered into in order to qualify for such soft dollar commissions or arrangements. The Manager shall not receive goods and services such as travel, accommodation and entertainment.

8. Related Party Transactions

The Manager of the Fund is Schroder Investment Management (Singapore) Ltd. The Registrar for the Fund is Schroder Investment Management (Europe) SA (formerly known as Schroder Investment Management (Luxembourg) SA), a related party of the Manager. The Trustee is HSBC Institutional Trust Services (Singapore) Limited, a subsidiary of the HSBC Group. The management fees paid to the Manager and registration fees paid to the Registrar; trustee fees, valuation fees and custodian fees charged by the HSBC Group are shown in the Statement of Total Return.

As at reporting date, the Fund maintained with the HSBC Group, the following bank balances:

30 Jun 2018 31 Dec 2017 **\$** \$ **41,545,202** 34,385,432

Current accounts

9. Performance of Fund for periods ended 30 June 2018

	3 mths	6 mths	1 yr	3 yrs*	5 yrs*	10 yrs*	Since Launch* [#]
Class SGD A Distribution Benchmark**	-4.6% -3.8%	-2.2% -3.0%	6.6% 6.8%	3.3% 3.6%	5.0% 4.6%	4.6% 4.0%	8.2% 4.7%
Class SGD A Accumulation Benchmark**	-4.7% -3.8%	-2.1% -3.0%	6.6% 6.8%	-	-	-	9.9% 10.0%
Class USD A Accumulation Benchmark**	-8.3% -7.5%	-4.0% -5.0%	7.7% 7.9%	- -	-	-	13.0% 12.9%

Source: Schroders, class currency, bid to bid, net income reinvested.

^{*} Returns of more than 1 year are annualised * Since launch figures from 1 February 1993 (Class SGD A Distribution) and 1 February 2017 (Class SGD A Accumulation and Class USD A Accumulation)

^{**} Benchmark: The Fund's benchmark was changed from the DBS CPF Index to the MSCI Singapore Free Index from 1 August 1998.

