

Eastspring Investments - Asia Real Estate Multi Asset Income Fund (the "Fund")



A member of Prudential plc (UK)

• Eastspring Investments – Asia Real Estate Multi Asset Income Fund is referred to as the 'Fund'. • The Fund's investments may be adjusted from time to time and greater transaction costs may be incurred than a fund with static allocation strategy. • The Fund invests in real estate investment trusts and securities of property related companies, which are subject to the cyclical nature of the real estate market, changes in interest rates, the local and global economy, other real estate capital market factors, and government policies and other related risks. • Although the Fund will generally invest in income-producing securities, not all underlying investments will generate income. • The Fund invests in equities and is exposed to the risk of market price fluctuations. • The Fund invests in bonds and is subject to interest rate fluctuation and exposed to credit default, valuation and credit rating risks as well as credit risk of the counterparties with which it trades and sovereign debt risk. Pertaining to investments in high yield/unrated/non-investment grade bonds /non-investment grade sovereign bonds, these securities may be subject to higher credit risks and liquidity risks, compared with investment grade bonds, with an increased risk of loss of investments. Investment grade bonds are subject to the risks of credit rating downgrades. • The Fund invests in convertible bonds which may be exposed to equity movement and greater volatility than straight bond investments. • The Fund invests in securities of small-capitalisation/ mid-capitalisation companies which may have lower liquidity and their prices are more volatile in adverse economic developments than those of larger capitalisation companies in general. • The Fund invests primarily in the Asia Pacific ex Japan Region and may be more volatile than a diversified fund. • The Fund may invest in China A-shares via the Shanghai-Hong Kong Stock Connect and/or Shenzhen-Hong Kong Stock Connect, and Chinese debt securities on China interbank bond market ("CIBM") via CIBM Direct Access Program and/or Bond Connect and may be exposed to risks relating to these channels. Such investments may be exposed to risks associated with RMB currency and conversion, tax rule and practices as well as high volatility and exchange policies of the Chinese equity market. • The Fund's investment in emerging markets subject it to greater political, tax, economic, foreign exchange, liquidity and regulatory risks. • The Fund's investments in debt securities in Asian Pacific ex-Japan markets may be subject to higher volatility and lower liquidity compared to more developed markets. The prices of securities traded in such markets may be subject to fluctuations. The Fund may incur substantial losses if it is unable to sell those investments with high liquidity risks at opportune times or prices. • The Fund may invest in securities denominated in currencies other than the Fund's base currency and may be exposed to currency and exchange rates risk. • The Fund may use financial derivatives instruments (FDIs) for hedging and efficient portfolio management purposes. Using FDIs may expose the Fund to market risk, management risk, credit risk, counterparty risk, liquidity risk, volatility risk, operational risk, leverage risk, valuation risk and over-the-counter transaction risk. The use of such instruments may be ineffective and the Fund may incur significant losses. • The Fund's Board of Directors may, at its discretion, pay dividends out of capital or gross income while charging all or part of the fees and expenses to the Fund's capital, resulting in higher distributable income. Thus, the Fund may effectively pay dividends out of capital. Payment of dividends out of capital (effectively or not) amounts to a return or withdrawal of part of an investor's original investment or from any capital gains attributable to that original investment, which may result in an immediate reduction of the net asset value per share. • Investment involves risk. Investors should not rely solely on this document in making investment decision. Past performance information presented is not indicative of future performance.

Key information

Fund size (mil)	91.4
Fund base currency	USD
Fund dealing frequency	Daily
Net asset value (Class A)	USD 9.165
ISIN (Class A)	LU2088747725
Inception date (Class A)	09-Dec-19

Investment objective

The Sub-Fund aims to maximize total returns with an income payout focus over the medium to long term through the implementation of an actively managed investment strategy investing primarily in a diversified range of equities, listed Real Estate Investment Trusts ("REITs"), equity-related securities, debt securities and other collective investment schemes (including sub-funds of the SICAV) related to real estate and/or infrastructure companies, which are incorporated, listed in or have their area of primary activity in the Asia Pacific ex-Japan Region. The Sub-Fund may also invest in money market funds, depositary receipts, including ADRs and GDRs, debt securities convertible into common shares, preference shares and warrants. The underlying REITs may not necessarily be authorised by the SFC.

Key measures

3 year sharpe ratio (Class A)	-
3 year volatility(%) (Class A)	-

Source: Morningstar

Class A Performance¹

Cumulative returns (%)

	1 m	3 m	YTD	1 y	3 y	5 y	10 y	Since inception
Fund	0.2	0.0	-9.8	-	-	-	-	-8.3

Calendar year returns (%)

Year	2019	2018	2017	2016	2015
Fund	1.6	-	-	-	-

Asset class allocation (%)

Bond	51.4
Equity	44.4
Cash and cash equivalents	4.2

The breakdown between Equity, Bonds and Cash does not take into account the economic exposures created by derivative positions. The Cash position may include funds allocated to margin/collateral on derivatives positions.

Due to rounding, the allocation table may not add up to 100% or may be negative.

Top 10 holdings (%)

1. UNITED STATES TREASURY BILL 12-NOV-2020	3.7
2. ISHARES HIGH YIELD CORP BOND UCITS ETF USD DIST	2.4
3. KEPPEL INFRASTRUCTURE TRUST	2.3
4. CROMWELL EUROPEAN REAL ESTATE INVESTMENT TRUST	2.0
5. GPT GROUP	1.5
6. HKT TRUST AND HKT LTD	1.5
7. CAPITALAND MALL TRUST 3.609% 4-APR-2029	1.5
8. ESR-REIT	1.4
9. LINK REAL ESTATE INVESTMENT TRUST	1.4
10. TIMES CHINA HOLDINGS LTD	1.3

The Fund may use Futures to gain market exposure which may not be included in the Top 10 Holdings.

Sector allocation (%)

Real estate development	31.4
Diversified REITS	10.8
Retail REITS	8.6
Diversified real estate activities	5.3
Industrial REITS	4.5
Electric utilities	3.8
Asset management & custody banks	3.0
Multi-utilities	2.9
Others	25.5
Cash and cash equivalents	4.2

Country allocation (%)

China	28.9
Singapore	21.3
Hong Kong	9.2
Australia	7.0
Indonesia	5.2
Japan	4.9
India	4.6
Philippines	3.5
Others	11.2
Cash and cash equivalents	4.2

Ratings allocation (%)

AA	7.2
A	1.7
BBB	9.0
BB	12.2
B	17.4
D	0.2
Non-Rated	3.8
Equities	44.3
Cash and cash equivalents	4.2

Credit ratings by S&P/Moody's/
Fitch.

Maturity allocation (%)

0 - 1 year	17.7
1 - 3 years	21.0
3 - 5 years	5.0
5 - 10 years	7.8
Equities	44.3
Cash and cash equivalents	4.2

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Share class details

Share class	Currency	ISIN	Annual management fee % (Current)	Distribution frequency	Ex-date	Dividend per share
A	USD	LU2088747725	1.200	N.A.	N.A.	N.A.
AdM	USD	LU2088747998	1.200	Monthly	02-Nov-20	0.0387454
AdMc1	USD	LU2088748020	1.200	Monthly	02-Nov-20	0.0461650
AHDM	HKD	LU2088748293	1.200	Monthly	02-Nov-20	0.0383586

Distributions are not guaranteed and may fluctuate. Past distributions are not necessarily indicative of future trends, which may be lower. Distribution payouts and its frequency are determined by the Board of Directors, and can be made out of (a) income; or (b) net capital gains; or (c) capital of the Fund or a combination of any of (a) and/or (b) and/or (c). The payment of distributions should not be confused with the Fund's performance, rate of return or yield. Any payment of distributions by the Fund may result in an immediate decrease in the net asset value per share. Funds with Monthly and Quarterly Distribution Frequency: Annualised Dividend rate = (Dividend per share / NAV per share of previous ex-dividend date) x (No. of calendar days in a year / No. of calendar days in distribution period) x 100%. Annualised Dividend Rate is calculated based on the dividend distribution for the relevant distribution period and does not refer to the dividend yield for the preceding 12 months, and it may be higher or lower than the actual annual dividend yield. "N.A.": This share class does not distribute dividends. For details of other fees and charges, please refer to the offering document.

¹ Source: Eastspring Investments (Singapore) Limited. Returns are based in share class currency and computed on NAV-NAV basis with net income reinvested, if any. Calendar year returns are based on the share class performance for the year, and if the share class was inceptioned during a particular year, the returns shown relate to the performance of the share class since its inception to the end of that calendar year. Wef July 2018, the monthly fund and benchmark returns calculated are aligned to the last NAV date of the fund for the month.

IMPORTANT INFORMATION

Investment manager

Eastspring Investments (Singapore) Limited**Disclaimer**

All data are from Eastspring Investments (Singapore) Limited. The Fund is a sub-fund of the Eastspring Investments (the "SICAV"), an open-ended investment company with variable capital (société d'investissement à capital variable) registered in the Grand Duchy of Luxembourg on the official list of collective investment undertakings pursuant to part I of the Luxembourg law of 17 December 2010 relating to undertakings for collective investment (the "2010 Law") and the Directive 2009/65/EC of the European Parliament and of the Council of 13 July 2009 (the "UCITS Directive"). The SICAV has appointed Eastspring Investments (Hong Kong) Limited ("Eastspring Investments Hong Kong") as its Hong Kong Representative. This information is not an offer or solicitation of an offer for the purchase of investment units in the Fund. An offering document in relation to the Fund is available and may be obtained through Eastspring Investments Hong Kong or any of its appointed distributors. All applications for units in the Fund must be made on the application forms accompanying the offering document. Potential investors should read the offering document (including the risk factors stated therein in details and the risk factors in particular those associated with investments in emerging markets, if applicable) before deciding whether to subscribe for or purchase units in the Fund. An investment in units of the Fund is subject to investment risks, including the possible loss of the principal amount invested. Past performance is not necessarily a guide to the future or likely performance of the Fund. The value of the units in the Fund and any income accruing to the units, if any, may fall or rise. US/HK dollar-based investors are exposed to currency fluctuations where the Fund is denominated in currencies other than US/HK dollar. The information contained herein does not have any regard to the specific investment objective(s), financial situation or the particular needs of any person. Potential investors may wish to seek advice from a financial adviser before purchasing units in the Fund. In the event that potential investors choose not to seek advice from a financial adviser, they should consider whether the Fund is a suitable investment for them. Eastspring Investments Hong Kong is an ultimately wholly owned subsidiary of Prudential plc of the United Kingdom. Eastspring Investments Hong Kong and Prudential plc are not affiliated in any manner with Prudential Financial, Inc., a company whose principal place of business is in the United States of America or with the Prudential Assurance Company, a subsidiary of M&G plc, a company incorporated in the United Kingdom. This factsheet and information on our website (eastspring.com.hk) have not been reviewed by the SFC. Issued by Eastspring Investments (Hong Kong) Limited.

Notes:

The Fund is not authorized by the SFC under the Code on REITs, but is authorized under the Code on Unit Trusts and Mutual Funds. Such authorization is not a recommendation or endorsement of the Fund nor does it guarantee the commercial merits of the Fund or its performance. It does not mean the Fund is suitable for all investors nor is it an endorsement of its suitability for any particular investor or class of investors. Furthermore, the dividend/payout policy of the Fund is not a representative of the dividend/payout policy of the underlying REITs.

Eastspring Investments (Hong Kong) Limited