

## Reasons to invest

July 2021

**eastspring**   
investments

A member of Prudential plc (UK) 

# EASTSPRING INVESTMENTS – ASIA REAL ESTATE MULTI ASSET INCOME (“FUND”)

Find out how you can G.R.O.W. your wealth with  
Asia Real Estate.

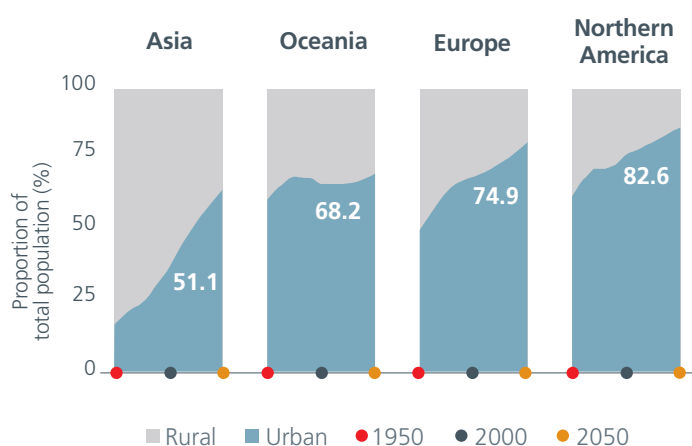


# The key compelling reasons to invest in Asia real estate

## Asia's urbanisation rate is expected to grow rapidly

Asia offers attractive, varied and unique real estate investment opportunities, underpinned by the region's population growth, rapid urbanisation rate and growing middle class.

Asia's urbanisation rate

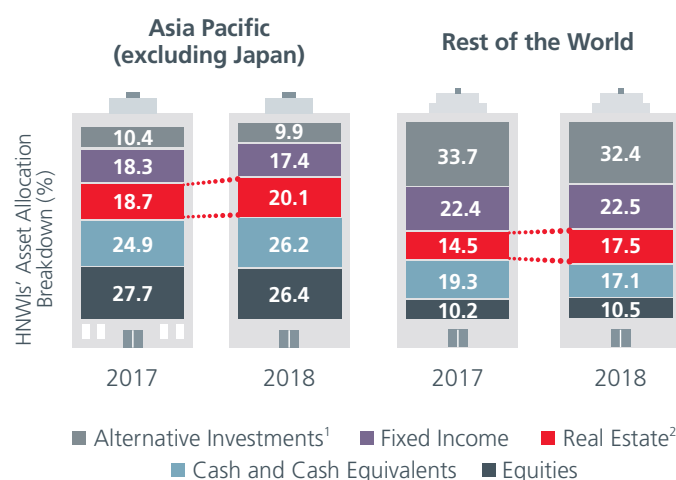


Source: Latest available data from United Nations, Department of Economic and Social Affairs, Population Division (2018). World Urbanization Prospects: The 2018 Revision, custom data acquired via website, May 2018. The 2018 Revision is the most recent revision of World Urbanization Prospects, which are the official United Nations estimates and projections of rural and urban population as well as urban agglomerations.

## Investors increasing their allocation to real estate

The strong growth potential plus the fact that Asia real estate has typically delivered higher income than other Asia Pacific asset classes likely account for the increasing allocations to real estate.

Investors allocation to real estate

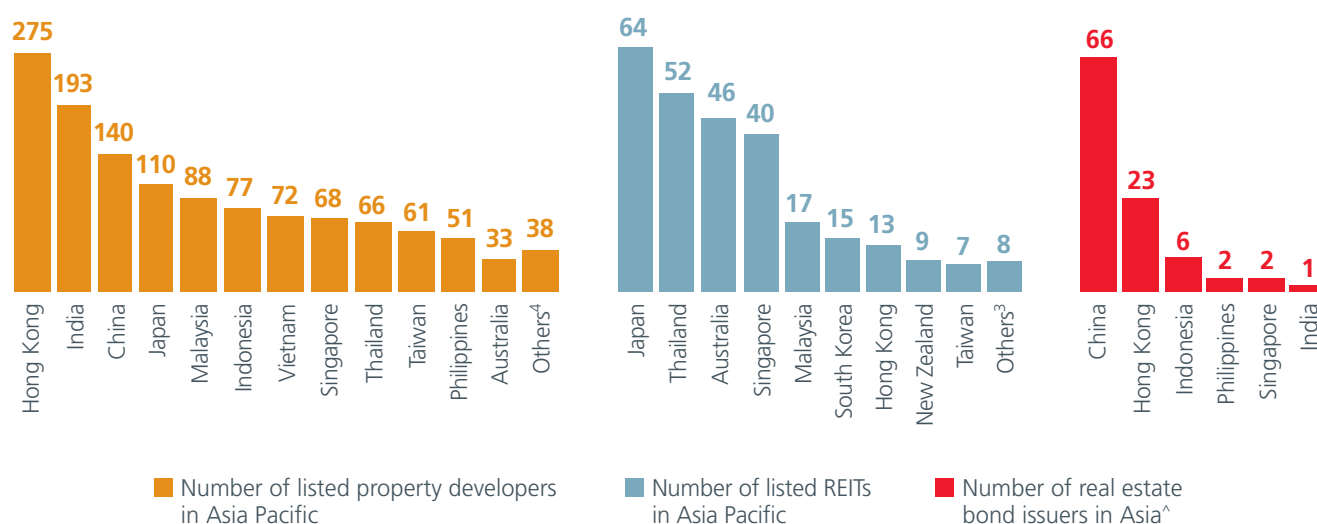


Source: Latest available data from Capgemini Financial Services Analysis 2018; Capgemini Global HNWI Insights Survey 2017, 2018. HNWI = High Net Worth Individuals. <sup>1</sup>Excludes Primary Residence. <sup>2</sup>Includes structured products, hedge funds, derivatives, foreign currency, commodities, private equity.

## Multiple opportunities to invest across the markets and asset classes

Asia offers a broad universe of investible real estate assets with **1,272** listed property developers, **271** listed REITs and **100** real estate bond issuers.

Broad investment universe



Source: Latest available data from Bloomberg. Data as of 21 July 2021, based on country of listing. <sup>3</sup>Others include India, Pakistan, Philippines and Vietnam. <sup>4</sup>Others include Sri Lanka, South Korea, Pakistan, Bangladesh and New Zealand. <sup>6</sup>JP Morgan Asia Credit Index, 30 June 2021.

# G.R.O.W. your wealth with Eastspring Investment - Asia Real Estate Multi Asset Income Fund



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## G Generate income of 5.0-6.0% p.a. historically, on an annualised basis

Real estate investments typically deliver higher income than the broader based equity and bond asset classes. Incepted on 9 December 2019, the Fund made the first distribution (ex date) on 3 February 2020.

### Historical payout table

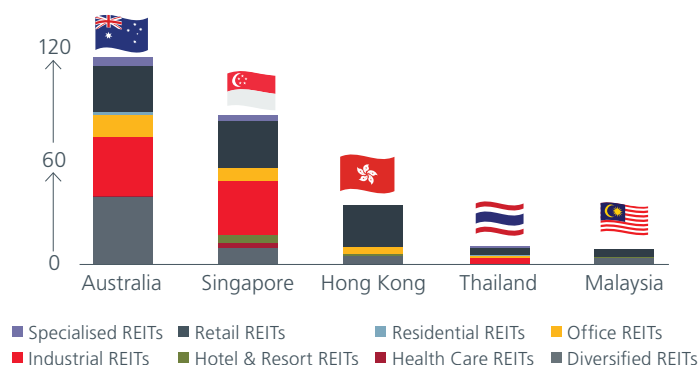
Share classes	Currency	Distribution frequency	Ex-date	Dividend per share	Annual dividend <sup>5</sup> yield %
A <sub>DM</sub>	USD	Monthly	01-Jul-2021	0.0397192	5.00
A <sub>SDM</sub> (hedged)	SGD	Monthly	01-Jul-2021	0.0400620	5.00
A <sub>DMC1</sub>	USD	Monthly	01-Jul-2021	0.0470564	6.00

Source: Eastspring Investments. Distributions are not guaranteed. Distributions may be paid out of distributable income, capital or both. Important Notes: (i) Payment of distributions out of capital amounts to a return or withdrawal of part of an investor's original investment or from any capital gains attributable to that original investment; and (ii) Any distributions involving payment out of the Fund's capital may result in an immediate reduction of the net asset value per share.<sup>5</sup>Incepted on 9 December 2019, the Fund made the first distribution (ex-date) on 3 February 2020.

## O Open the door to multiple opportunities across diverse sub-industries

Evolving market trends are changing the way we live, work and play, and driving the demand for development in different real estate segments.

### Well diversified Asia Pacific REITs market

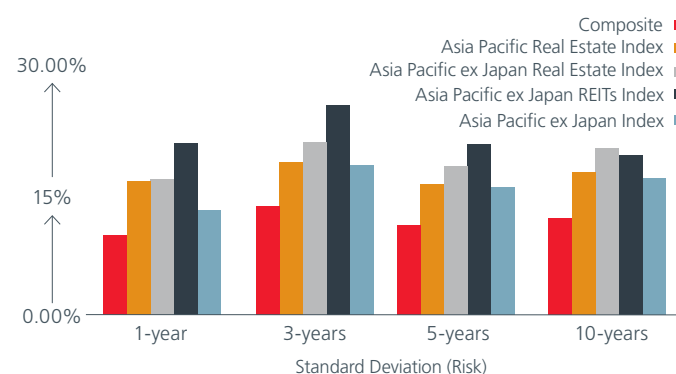


Source: Bloomberg, data as of 21 July 2021.

## R Receive attractive total returns with lower volatility

Investing in asset classes across the real estate ecosystem delivers lower volatility against equity indices. The Fund aims to have a portfolio volatility at **2/3rds** the volatility of Asia Pacific ex Japan REITs Index<sup>6</sup>.

### Lower volatility versus equity indices by blending assets

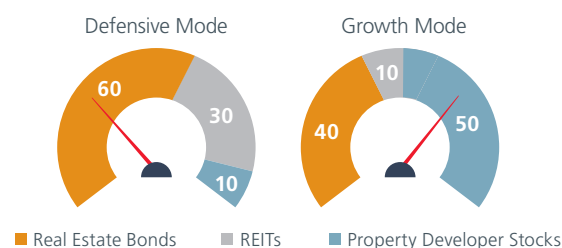


Source: Eastspring Investments, MSCI Indices from Thomson Reuters Datastream, data as of 30 June 2021. Composite is 50% Asia Pacific Real Estate Index + 50% JACI High Yield Index. <sup>6</sup>Based on Eastspring Investments volatility measure.

## W Weather changing market conditions with a multi asset approach

A systematic and extensive in-house model ensures appropriate asset classes are tapped optimally in varying market conditions. Such a dynamic approach facilitates investing throughout market cycles

### Lower volatility versus equity indices by blending assets



Source: Eastspring Investments, 30 June 2021.

## Fund facts

**Inception Date**  
9 December 2019

**Fund Size**  
USD 160m (as at end June 2021)

**Initial Sales Charge**  
Max 5.0%

**Annual Management Fee**  
1.2% p.a.

Share Classes	Currency	Minimum Initial Investment	Minimum Subsequent Investment	Distribution Frequency	Dividend per unit	ISIN
Class A	USD	1,000	100	N.A	N.A	LU2088747725
Class A <sub>DM</sub>	USD	1,000	100	Monthly	5.00	LU2088747998
Class A <sub>DMC1</sub>	USD	1,000	100	Monthly	6.00	LU2088748020
Class A <sub>SDM</sub> (hedged)	SGD	1,000	100	Monthly	5.00	LU2088748376

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