

IMPORTANT NOTE:

- Samsung S&P High Dividend APAC ex NZ REITs ETF (the "ETF") is a sub-fund of the Samsung ETFs Trust II ("Trust"), which is an umbrella unit trust established under Hong Kong law. The ETF aims to provide investment results that, before fees and expenses, closely correspond to the performance of the S&P High Yield Asia Pacific-Ex New Zealand REITs Select Index (Net Total Return) ("Index").
- Investment involves risk, including the loss of principal. Historical performance does not indicate future performance.
- The ETF could be subject to certain key risks such as risks of Asia Pacific market real estate sector concentration risks; Risk associated with investments in REITs; Real estate sector risk; Asia Pacific market risks; New index risks; Other currency distribution risks; Multi-counter risks, etc. Please note that the above listed investment risks are not exhaustive. Investors should refer to the prospectus of Samsung S&P High Dividend APAC ex NZ REITs ETF for details, including the product features and risk factors. Investors should not base on this material alone to make investment decisions.
- The Manager may at its discretion pay distributions out of capital, or effectively out of capital, of the ETF, amounting to a return or withdrawal of part of an investor's original investment or from any capital gains attributable to that original investment, resulting in an immediate reduction of the NAV per unit.

Samsung S&P High Dividend APAC ex NZ REITs ETF



3187 HKD counter / 9187 USD counter

Aug 2023

FUND INFORMATION

| | |
|--------------------------|--|
| ETF NAME | Samsung S&P High Dividend APAC ex NZ REITs ETF |
| BENCHMARK | S&P High Yield Asia Pacific-Ex New Zealand REITs Select Index (Net Total Return) |
| STRATEGY | Primarily Full Replication, Manager may pursue Representative Sampling Replication |
| MANAGEMENT FEE | 0.65% p.a. |
| LISTING DATE | 15 October 2020 |
| DISTRIBUTION POLICY | Quarterly (Usually in March, June, September and December) subject to Manager's discretion |
| EXCHANGE | HKEX – Main Board |
| TRADING CURRENCY | 3187 – HKD 9187 – USD |
| TRADE LOT | 200 units |
| CREATION/REDEMPTION SIZE | 200,000 units (or multiples thereof) |
| ISIN | 3187: HK0000656956 9187: HK0000656964 |
| BLOOMBERG | 3187 HK 9187 HK |



INVESTMENT STRATEGY

Invest into 30 REITs listed in developed markets across Asia Pacific (excluding New Zealand) with the highest trailing 12-month dividend yield¹

KEY FEATURES

- First REITs ETF in Hong Kong
- Provides attractive dividend income¹ in a low-yield environment: The ETF starts paying out dividend in 2021 and the rolling 1-year dividend yield as of 31 Aug 2023 was 5.19%²
- Holdings are diversified across multiple sectors from office and apartment buildings to hotels, warehouses, hospitals, shopping centers, parking lots, etc. with business spanning from just Asia to US and Europe
- Provides a low-cost tool to conveniently invest in the property sector across multiple geo-markets
- Low correlation with broad market indices historically. Can provide investors with dividends while diversifying portfolio risk
- REIT can be used as a natural inflation hedge, and the value of the general property will benefit from inflation
- Captures the potential post COVID-19 rebound

¹Based on index methodology of S&P High Yield Asia Pacific-Ex New Zealand REITs Select Index (Net Total Return) compiled by S&P Dow Jones Indices. A positive distribution yield does not imply a positive return. Dividend amount or dividend rate is not guaranteed

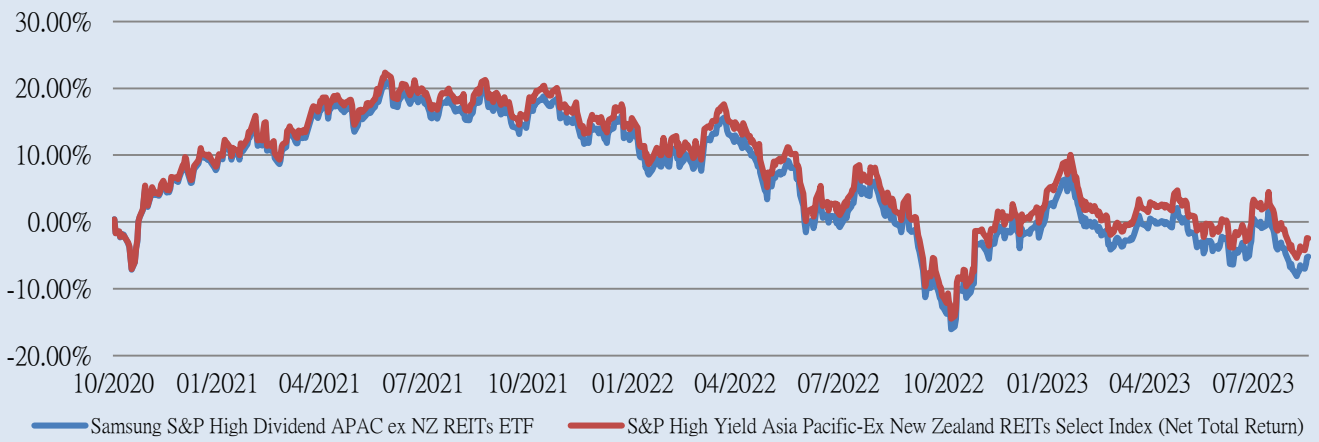
²Source: Samsung Asset Management (Hong Kong) Limited. Dividend yield is calculated by rolling 1-year dividend payout (USD) as of 31 Aug 2023 divided by NAV of 9187 as of 31 Aug 2023

FUND TOP 10 HOLDINGS

| REIT Name | Listing Place | Weighting |
|------------------------------------|---------------|-----------|
| JAPAN METROPOLITAN FUND INVESTMENT | JAPAN | 10.04% |
| LINK REIT | HONG KONG | 9.34% |
| SCENTRE GROUP | AUSTRALIA | 6.60% |
| CAPITALAND INTERGRATED COMMER | SINGAPORE | 5.91% |
| CAPITALAND ASCENDAS REIT | SINGAPORE | 5.75% |
| STOCKLAND | AUSTRALIA | 4.68% |
| MIRVAC GROUP | AUSTRALIA | 4.42% |
| ACTIVIA PROPERTIES INC | JAPAN | 4.05% |
| FRONTIER REAL ESTATE INVEST | JAPAN | 3.89% |
| DEXUS/AU | AUSTRALIA | 3.85% |



CUMULATIVE RETURN (%)¹



| Return (%) | 1M | 3M | 6M | 1Y | YTD | Calendar Year | | | | |
|--------------------------|--------|--------|--------|--------|--------|---------------|------|------|-------|---------|
| | | | | | | 2018 | 2019 | 2020 | 2021 | 2022 |
| Fund | -4.17% | -0.50% | -4.49% | -6.31% | -4.13% | - | - | - | 4.79% | -13.99% |
| Index² | -4.16% | -0.20% | -3.97% | -5.33% | -3.56% | - | - | - | 5.91% | -13.28% |

Source: Samsung Asset Management (Hong Kong) Limited, as of 31 Aug 2023

Footnote: 1. Fund performance is calculated on NAV to NAV basis in USD and assumes dividend reinvestment; 2. The fund's underlying index is S&P High Yield Asia Pacific-Ex New Zealand REITs Select Index (Net Total Return) (SPHYARUN)

LISTING PLACE BREAKDOWN

| | |
|-----------|--------|
| Japan | 30.31% |
| Singapore | 30.20% |
| Australia | 30.15% |
| Hong Kong | 9.34% |

GICS: Global Industry Classification Standard

Source: Samsung Asset Management (HK) Ltd, Bloomberg as of 31 Aug 2023

GICS SUB INDUSTRY BREAKDOWN

| | |
|----------------------|--------|
| Retail REITs | 46.96% |
| Diversified REITs | 27.61% |
| Industrial REITs | 14.15% |
| Office REITs | 6.83% |
| Data Center REITs | 1.81% |
| Hotel & Resort REITs | 1.32% |
| Self-Storage REITs | 1.32% |

Source: Samsung Asset Management (HK) Ltd, Bloomberg as of 31 Aug 2023

DIVIDEND HISTORY

| Ex-Dividend Date | Record Date | Distribution Payment Date | Dividend Per Unit (USD) |
|------------------|-------------|---------------------------|-------------------------|
| 21 Jun 2023 | 23 Jun 2023 | 30 Jun 2023 | 0.0145 |
| 23 Mar 2023 | 24 Mar 2023 | 31 Mar 2023 | 0.0415 |
| 20 Dec 2022 | 21 Dec 2022 | 30 Dec 2022 | 0.012 |
| 22 Sep 2022 | 23 Sep 2022 | 30 Sep 2022 | 0.0412 |

Source: Samsung Asset Management (HK) Ltd, as of 31 Aug 2023

Disclaimer:

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