Prepared on: 27/10/21

This Product Highlights Sheet is an important document.

- **It highlights the key terms and risks of the investment product and complements the prospectus of the Sub-Fund (the "Prospectus")[1].**
- **It is important to read the Prospectus before deciding whether to purchase the product. If you do not have a copy, please contact us to ask for one.**
- **You should not invest in the product if you do not understand it or are not comfortable with the accompanying risks.**
- **If you wish to purchase the product, you will need to make an application in the manner set out in the Prospectus.**

CSOP iEdge S-REIT Leaders Index ETF (the "Sub-Fund")
a sub-fund of the CSOP SG ETF SERIES I (the "Fund")

SGX counter name (SGX stock code)	**Primary Currency: CSOP iEdge SREIT ETF S$ (SRT)** **Secondary Currency: CSOP iEdge SREIT ETF US$ (SRU)**	**SGX-ST Listing Date**	**18 November 2021**
Product Type	**Exchange Traded Fund (The Units are Excluded Investment Products[2] and Prescribed Capital Markets Products)**	**Designated Market Maker**	**Flow Traders Asia Pte. Ltd.** **Phillip Securities Pte Ltd**
Manager	**CSOP Asset Management Pte. Ltd.**	**Underlying Reference Asset**	**iEdge S-REIT Leaders Index ("Index")**
Investment Advisor	**JLP Asset Management Asia Pte. Ltd.**	**Traded Currency**	**Primary: S$** **Secondary: S$ and US$**
Expense ratio (for the financial year ended 2020)	**Not Applicable**	**Board Lot Size**	**10 Units or such other number of Units as the SGX-ST may determine to be the trading board lot size**

PRODUCT SUITABILITY	
WHO IS THE PRODUCT SUITABLE FOR? • The Sub-Fund is only suitable for investors who: o want capital growth and regular income in the form of dividends; o seek an index-based approach to investing in a diversified basket of real estate investment trusts ("**REITs**") listed on the	Further Information Refer to "*Appendix I - CSOP iEdge S-REIT Leaders Index ETF*" of the Prospectus for further information on

[1] The Prospectus is available for collection at the Manager's office at 1 Temasek Avenue #18-03 Millenia Tower One, Singapore 039192, during normal Singapore business hours or accessible at http://www.csopasset.com/sg/en/products/sg-reit/etf.php.

[2] The Units qualify as "Excluded Investment Products" ("**EIPs**") as defined in the Notice on the Sale of Investment Products (SFA 04-N12) issued by the MAS.

PRODUCT HIGHLIGHTS SHEET

o SGX-ST in a cost effective and easy to access manner; and believe that the Index will increase in value over time.	product suitability.
KEY PRODUCT FEATURES	
WHAT ARE YOU INVESTING IN? • You are investing in an exchange traded fund constituted as a sub-fund of a unit trust constituted in Singapore. • The investment objective of the Sub-Fund is to replicate as closely as possible, before fees and expenses, the performance of the Index. • The Index is compiled and maintained by Singapore Exchange Limited ("**SGX**"). It is a narrow, tradable, adjusted free-float market capitalisation weighted index that measures the performance of the most liquid REITs in Singapore. • Distributions, if any, will be determined by the Manager. The Manager currently intends to declare semi-annual distributions to shareholders in June and December of each year or at such other times as the Manager may determine.	The description of the Index methodology is available online at https://www.sgx.com/indices/products/sreitlsp. Refer to the "*Information on the Index"* section of the Prospectus for further information on the Index.
Investment Strategy	
• The Manager employs a "passive management" or indexing investment approach designed to track the performance of the Index. • The Manager will adopt a Replication Strategy in managing the Sub-Fund. • Using a Replication Strategy, this Sub-Fund will invest in substantially all the Index Securities in substantially the same weightings (i.e. proportions) as the Index. • The Manager will seek to construct the portfolio of the Sub-Fund such that, in the aggregate, its capitalisation, industry and fundamental investment characteristics perform like those of the Index.	Refer to "*Investment Approach"* and *"Investment Strategy"* in "*Appendix I - CSOP iEdge S-REIT Leaders Index ETF"* of the Prospectus setting out the description of the Sub-Fund's investment strategy.
Parties Involved	
WHO ARE YOU INVESTING WITH? • The Manager is CSOP Asset Management Pte. Ltd. • The Trustee/Registrar is HSBC Institutional Trust Services (Singapore) Limited. • The Custodian is The Hongkong and Shanghai Banking Corporation Limited. • The Investment Advisor is JLP Asset Management Asia Pte. Ltd.	Refer to the "*Management and Administration"* section of the Prospectus for further information on their roles and responsibilities and what happens if they become insolvent.
KEY RISKS	
WHAT ARE THE KEY RISKS OF THIS INVESTMENT? There can be no assurance that you will achieve a return on your investments in the Units or a return on capital invested. Some or all of the following risks may adversely affect the Sub-Fund's net asset value ("**NAV**"), yield, total return and/or its ability to achieve its investment objective. **The value of the Sub-Fund and its distributions, if any, may rise or fall. These risk factors may cause you to lose some or all of your investment:**	Refer to the "*Risk Factors*" section and "*Specific Risk Factors"* in "*Appendix I - CSOP iEdge S-REIT Leaders Index ETF"* of the Prospectus for further information on the risks of investing in the Sub-Fund.
Market and Credit Risks	

PRODUCT HIGHLIGHTS SHEET

• The NAV of the Units of the Sub-Fund will fluctuate with changes in the market value of the securities held by the Sub-Fund. The price of Units and the income from them may go down as well as up. Investors may not get back their original investment. The capital return and income of the Sub-Fund is based on the capital appreciation and income of the Securities that it holds, less expenses incurred. The Sub-Fund's return may fluctuate in response to changes in such capital appreciation or income. Furthermore, the Sub-Fund may experience volatility and decline in response to changes in the relevant Index. Investors in the Sub-Fund are exposed to the same risks that investors who invest directly in the underlying securities would face. These risks include, for example, interest rate risks (risks of falling portfolio values in a rising interest rate market); income risks (risks of falling incomes from a portfolio in a falling interest rate market); and credit risk (risk of a default by the underlying issuer of a security that forms part of the Index).	
Liquidity Risks	
• There is a risk that investments made by the Sub-Fund may become less liquid in response to market developments, adverse investor perceptions or regulatory and government intervention (including the possibility of widespread trading suspensions implemented by domestic regulators). In extreme market conditions, there may be no willing buyer for an investment and so that investment cannot be readily sold at the desired time or price, and consequently the Sub-Fund may have to accept a lower price to sell the relevant investment or may not be able to sell the investment at all. An inability to sell a particular investment or portion of the Sub-Fund's assets can have a negative impact of the value of the Sub-Fund.	Refer to the "*Suspension of Dealings*" section of the Prospectus for situation in which trading of Units may be suspended.
Product-Specific Risks	
• **Concentration of the Index** o The Index is concentrated in REITs which are listed on the SGX-ST. As a result, any political or economic changes in the relevant country, changes in the financial condition of the relevant government and changes in the economic and political conditions affecting the government may have an adverse impact on the performance of the Index and the portfolio of Index Securities held by this Sub-Fund. • **Risks associated with investment in REITs listed on the SGX-ST.** o Certain REITs may have limited diversification and may be subject to risks inherent in financing a limited number of properties. Investments in REITs and other issuers that invest, deal or otherwise engage in transactions in or hold real estate or interests therein are subject to risks similar to investing directly in real estate. For example, real estate values may fluctuate as a result of general and local economic conditions, overbuilding and increased competition, increases in property taxes and operating expenses, changes in zoning laws, casualty or condemnation losses, regulatory limitations on rents, changes in neighbourhood values, changes in how appealing properties are to tenants, increases in interest rates and unexpected interruptions such as natural disasters, terrorist attacks or other	

unforeseeable events.

- **Risks associated with borrowing by REITs.**
  - REITs may also be subject to financial covenants and/or borrowing/gearing ratios and their ability to comply with such ratios could be adversely affected if the REITs are unable to obtain funds from investors or loans or re-finance existing debt. If the REITs are unable to comply with the gearing ratios, the REITs may become more susceptible to interest rate movements and re-financing risks. If the REITs continue to remain as part of the Index despite non-compliance with the gearing ratios, this may cause an investment in this Sub-Fund to be subject to a higher level of risk as the objective of the Sub-Fund is to closely track the performance of the Index.
- **Foreign market risk.**
  - Although the Index is comprised of REITs which are listed on the SGX-ST, some of these REITs hold or invest into properties or real estate in other jurisdictions, including but not limited to emerging markets like China, Indonesia and Malaysia. The performance of such REITs is dependent on and affected by economic and political developments, changes in interest rates and perceived trends in stock (including REIT) prices in these markets. Any adverse developments in these foreign markets may impact the performance of such REITs and adversely impact this Sub-Fund's performance.

FEES AND CHARGES

WHAT ARE THE FEES AND CHARGES OF THIS INVESTMENT?

Payable directly by you:

For purchases and sales on the SGX-ST: Normal brokerage and other fees apply. Please contact your broker for further details.

Fees payable by the Sub-Fund:

Management Fee:	Currently 0.50% per annum of the NAV Maximum of 0.80% per annum of the NAV
Trustee Fee:	0.015% per annum of the NAV subject always to a minimum of S$10,000 per annum (or such other sum as may be agreed in writing from time to time between the Trustee and the Manager)
Custodian Fee:	The Custodian Fee may exceed 0.10% per annum of the Net Asset Value of the Sub-Fund depending on, amongst others, the size of the Sub-Fund and the number of transactions carried out.
Other fees and charges:	Other fees and charges include fund administration and valuation fees, audit fees, accounting fees, licensing fees, corporate secretarial fees, printing costs and out-of-pocket expenses. Such fees and charges are subject to agreement with the relevant parties and may amount to or exceed 0.10% per annum of the NAV of the Sub-Fund, depending on the proportion each fee or charge bears to the NAV of the Sub-Fund.

Refer to the "*Fees, Charges and Expenses*" section and "*Appendix I - CSOP iEdge S-REIT Leaders Index ETF*" of the Prospectus for further information on fees and charges.

CONTACT INFORMATION

HOW DO YOU CONTACT US?

You may contact the Manager at telephone number +65 6279 2899 or visit the Manager's website at http://www.csopasset.com/sg/contact.html.