

Green Sea Asia Pacific REIT fund

Income & growth from REITs & real estate securities*

- ✓ Diversified portfolio of REITs across Asia-Pacific
- ✓ Aims to distribute monthly dividends*
- ✓ Invests in both REITs and real estate-related securities

¹ The full name of the fund is Greensea Global Fund – Asia Pacific REIT Fund.

*The intention of the Manager to make the monthly distribution and the distribution yield for the Fund is not guaranteed, and the Manager may in future review the distribution policy depending on prevailing market conditions.

Benefits of REITs investments

Stable income with capital appreciation potential

For tax transparency purposes, REITs typically distribute a minimum of **90%** of their rental income as dividends to the investors.

The dividend yields from **ASIA-PACIFIC REITs** are potentially higher compared to dividends from equities and 10-year government bond yields (Chart 1). As shown in chart 2, Asia-Pacific REITs delivered strong performance over the years (December 2008 to June 2022), where dividend income contributed significantly to the total return.

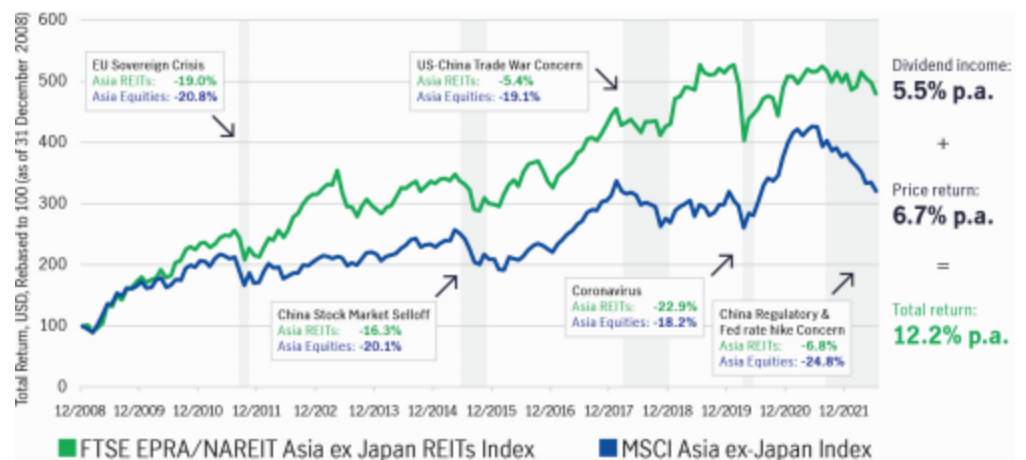
yield comparison: REIT' equity and government bond (chart1) ^a



Source: Bloomberg, as of 30 June 2022. Projections or other forward-looking statements regarding future events, targets, management discipline or other explanations are only current as of the data indicated.

performance of Asia-Pacific REITs (chart2)

Asia ex-Japan REITs vs Asia ex-Japan Equities

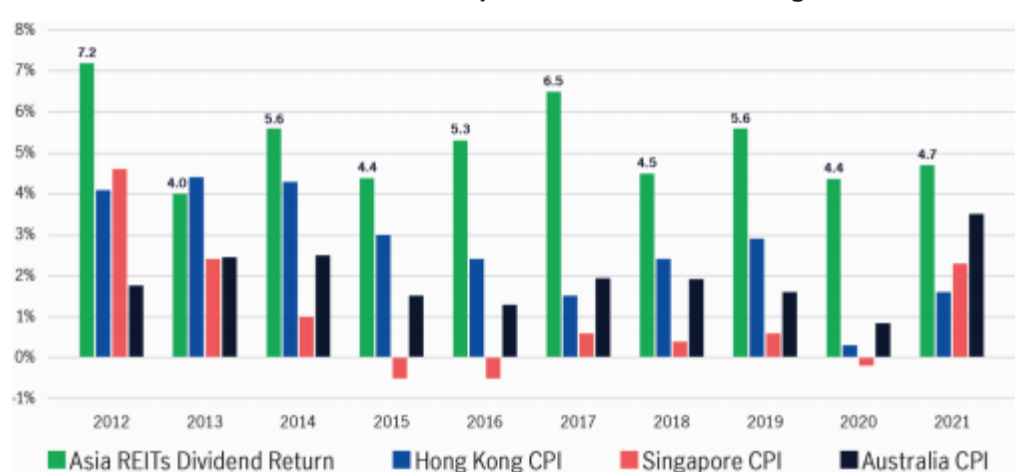


Source: Bloomberg, as of 30 June 2022. Past performance is not an indication of future results.

REITs tend to be good hedge against inflation

Inflation that is a result of economic growth tends to translate into greater demand for real estate and subsequent higher occupancy rates, supporting growth in REIT cash flow and dividends.^b A property lease may include potential rental increases that are tied to the Consumer Price Index (CPI). As a result, real estate is generally seen as a good hedge against inflation.

Asia REITs dividend return has outpaced inflation in the region



Source: Bloomberg, The World Bank, as of 30 June 2022. Asia REITs measured by FTSE/EPRA Nareit Asia ex Japan Index. Past performance is not an indication of future results.

Asia REITs have shown resilience amid rising Treasury yields

While a spike in yields could bring initial price pressure to interest rate-sensitive assets like REITs, the dividend potential from REITs could help buffer rising yield trend in the medium and long term. Historical data shows that Asia REITs have delivered positive total returns during periods of rising Treasury yields over the past decade.

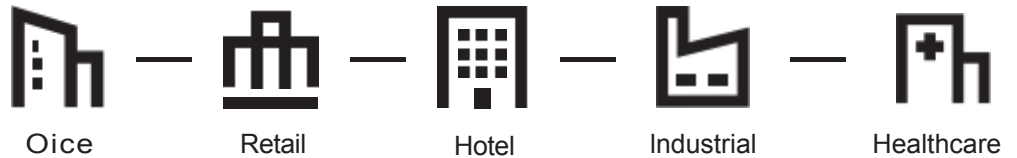
AsiaREITs performance compared to change in US Treasury (UST) yields^c



Source: Bloomberg, as of 31 July 2022. Past performance is not an indication of future results.

Diversification benefits

REITs invest in different types of properties, allowing investors the opportunity to capture potential growth opportunities from these properties.



REITs are professionally managed by property managers



Active tenant-remixing to potentially enhance occupancy and rental rate for retail malls.



REITs benefit from asset enhancement initiatives[†], which can help to further enhance property values and maintain sustainable rental income yields.



Develop long-term development strategies such as new asset acquisitions and/or portfolio reconstitutions to increase potential returns.

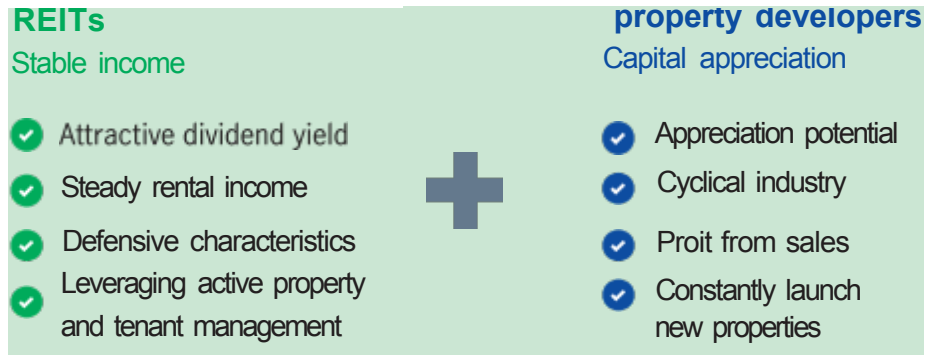
[†] Asset enhancement initiative (AEI) is a strategy used frequently by REIT managers to enhance the functional and aesthetic characteristics of a property, such that it has greater potential to yield more income for the REIT, including through positive rental reversion. For illustrative purpose only; and does not constitute any investment, legal or accounting advice.

Invest in REITs and real estate-related securities through

Greensea Asia Pacific REIT fund

A dynamic strategy to achieve potential returns and sustainable income*

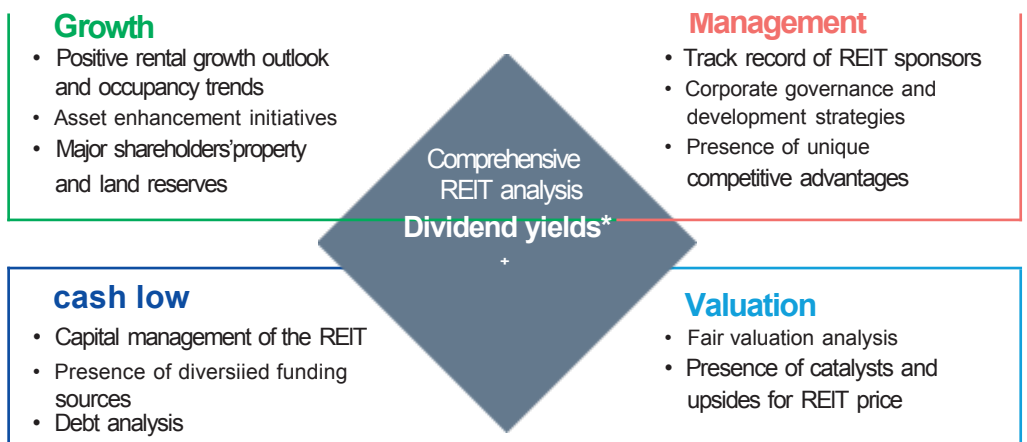
The Fund invests in the entire real estate value chain, with at least 70% of its portfolio investing in REITs, and has the flexibility to invest up to 30% in non-REIT real estate-related securities to achieve potential stable income* and potential capital appreciation.



For illustrative purpose only.

Stringent selection of quality REITs

Greensea professional investment team will analyse the potential REIT investments using the investment framework below to obtain potentially sustainable dividend returns and potential capital appreciation.



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About Greensea Investment Management



Over **USD102 B** assets under management and administration globally[^]



190+ Professionals⁺ in Asia



Operations in **18** countries and territories





Fund Information

Share Class	ETF	Non publicly traded REITs	Greensea Prism Fund
Investment Objectives	The Fund aims to provide long-term capital appreciation and income generation primarily through investment in real estate investment trust ("REITs") in the Asia-Pacific ex-Japan region.		
Base currency	USD		
Mode of subscription	Cryptocurrency		
Minimum Investment	USD 500/ (or the equivalent in any other major currency)	USD 5,000/ (or the equivalent in any other major currency)	USD 50,000/ (or the equivalent in any other major currency)
Distribution Frequency	Monthly.	Quarterly	Annually
Dealing Frequency	Daily		
Investment Manager	Greensea Investment Management (UK) Limited		
Fund size	USD 102 Billion (as of 30 June 2022)		

Important information

Greensea Real Estate Management (the "Company") is an open-ended investment company registered in the Grand Duchy of Luxembourg. The Greensea Real Estate Management – Asia Pacific REIT Fund (the "Fund") is recognised under the Securities and Futures Act of UK for retail distribution. The Company has appointed Greensea Investment Management (UK) Pte. Ltd. (Company Registration Number: 08510054) as its UK Representative and agent for service of process in UK. The information provided herein does not constitute financial advice, an offer or recommendation with respect to the Fund. Opinions, forecasts and estimates on the economy, financial markets or economic trends of the markets mentioned herein are not necessarily indicative of the future or likely performance of the Fund. **The Fund may use financial derivative instruments for efficient portfolio management and/or hedging.**

Investments in the Fund are not deposits in, guaranteed or insured by the Manager and involve risks. Past performance of the manager or sub-manager is not necessarily indicative of its future performance. The value of units in the Fund and any income accruing to them may fall or rise. Past performance of the Fund is not necessarily indicative of future performance