# 100% REITS

MANAGED PORTFOLIO • AUG 2026

## INVESTMENT OBJECTIVE

The 100% REITs portfolio aims to provide regular income and long-term capital appreciation through full exposure to Singapore's real estate investment trust market. It tracks the SGX iEdge S-REIT Leaders Index, which represents Singapore's 20 largest and most liquid REITs, and spans all major property sub-sectors including retail, industrial, office, data centres, hospitality, and healthcare. The portfolio is designed for investors with a higher risk appetite and a long investment horizon who want direct, cost-efficient participation in Singapore's REIT market, with the option to reinvest or receive dividends on a quarterly basis.

## MONTH IN REVIEW

REIT100 fell −2.82%, narrowly trailing its benchmark. The interest rate-sensitive sector came under pressure as global yields raced higher, despite strong earnings and still-low local financing costs. Data-centre and healthcare names, backed by contracted rent growth, held up best.

## RETURNS

Est. Dividend Yield

5.81 % p.a.

Time-limited payout promo

Up to 7.0% p.a.**

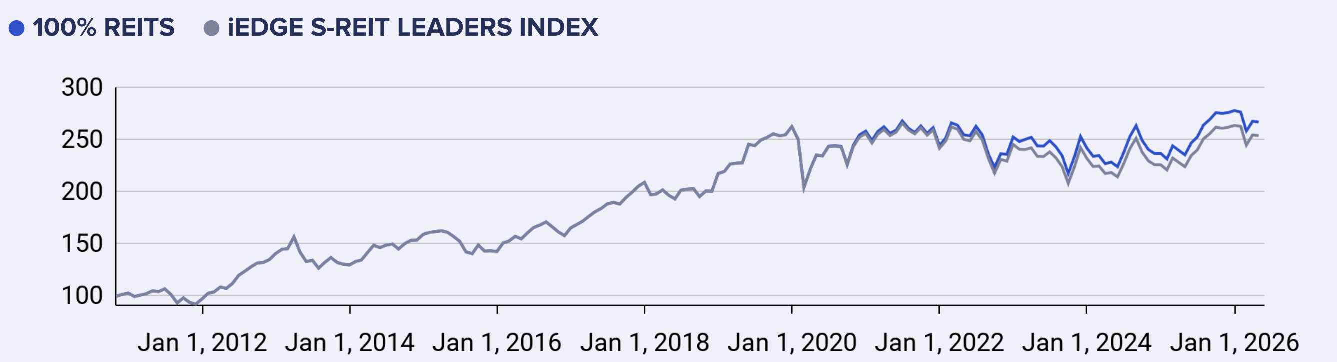
Risk Rating

4 / 5 • Moderate High

## KEY FACTS

| | | | |
|---|---|---|---|
| Asset Class | **REITs** | Recommended Horizon | **5 years** |
| Benchmark | **iEdge S-REIT Leaders Index** | Inception Date | **30 April 2020** |

## PERFORMANCE AGAINST BENCHMARK (GROSS RETURNS)




Past returns are shown for illustrative purposes only. They are calculated before fees and in SGD terms unless otherwise specified. The past returns since inception (30 April 2020) are based on model portfolio returns which may not fully account for trading costs, tax implications and timing impacts. Past returns prior to portfolio inception date are based on our internal backtested data with information obtained from underlying fund managers. Past returns are not a guarantee for future performance. · Data through August 2026

| | ANNUALISED (%) | | | | |
|---|---|---|---|---|---|
| | YTD | 1Y | 3Y | 5Y | 8Y |
| **100% REITS** | -3.36% | 1.01% | 3.15% | 0.45% | 3.51% |
| **BENCHMARK** | -2.91% | 1.36% | 3.04% | -0.38% | 2.89% |

*Figures are updated as at 31 August 2026

**Ongoing promotion. Typical dividend yield: 5.81% p.a.

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## ASSET CLASS

- REITs 100%

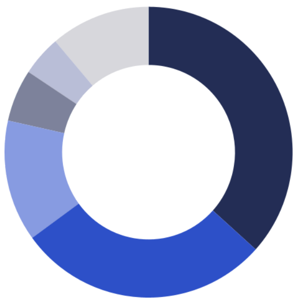
## TOP 10 HOLDINGS | WEIGHTAGE(%)

| | | |
|---|---|---|
| KDCREIT | **Keppel DC REIT** | 13.53% |
| MLT | **Mapletree Logistics Trust** | 10.10% |
| CICT | **CapitaLand Integrated Commercial Trust** | 10.07% |
| CLAR | **CapitaLand Ascendas REIT** | 9.47% |
| FCT | **Frasers Centrepoint Trust** | 7.55% |
| FLT | **Frasers Logistics & Commercial Trust** | 6.96% |
| MINT | **Mapletree Industrial Trust** | 6.72% |
| KREIT | **Keppel REIT** | 5.81% |
| MPACT | **Mapletree Pan Asia Commercial Trust** | 5.17% |
| SUN | **Suntec Real Estate Investment Trust** | 4.49% |

## COUNTRIES (%)

- Singapore 100%

## SECTORS (%)



- Industrial REITs 36.65%
- Retail REITs 28.32%
- Data Center REITs 13.53%
- Office REITs 5.81%
- Diversified REITs 4.49%
- Others 11.19%

For guidance on fund allocation, please contact our advisory team at advisory@syfe.com. Sharpe ratio and Standard Deviation measured from April 2013.

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**Ongoing promotion. Typical dividend yield: 5.81% p.a.