

Global Real Estate Securities Fund

1| Reasons to invest in Real Estate



Recovery in REITs. Stabilizing rates set the stage for REITs to rebound.



Compelling valuation. Real Estate sector is trading at below historical average level

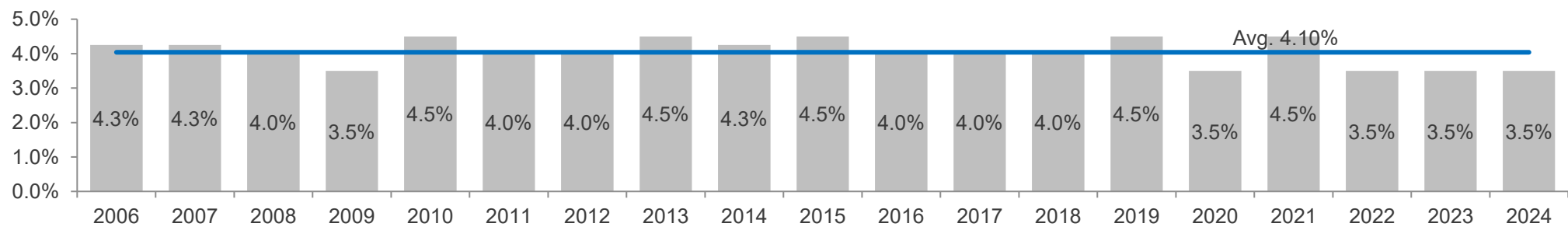


Growth Catalysts in sectors like logistics and data centers

2| Regular Income Stream From Fund

Stable and sustainable annual distribution* since inception. Average dividend yield of 4.1% per annum.

Historical Distribution * (%)



Source: Lion Global Investors Limited, Morningstar. Based on information available as of 30 June 2025, unless otherwise stated. Past performance is not necessarily indicative of future performance. * Dividend distributions are not guaranteed and distribution payments shall, at the Managers' sole discretion, be made out of either (a) only distributed income, (b) only capital or (c) both. The distributions of the Fund are not guaranteed and are not in any way a forecast or projection of the future or likely performance of the Fund. Historical pay out yields and payments do not represent future pay out yields and payments. Any such dividend distributions made out of capital will result in an immediate reduction of the net asset value of the Fund. For further detailed income statistics, please visit www.lionglobalinvestors.com

Portfolio Managers



Wee Ban Yew, CFA
Lead Manager

- The fund is managed by LGI, and sub-managed by PGIM
- Asia allocation is managed by Lion Global Investors
- US and Europe allocation managed by PGIM
- PGIM is a global real estate investment advisor with more than 25 years of experience in global real estate markets

Source: Lion Global Investors Limited, as at 30 June 2025. Past performance of the manager is not necessarily indicative of its future performance.

Performance of the Fund against Benchmark

as at 30 June 2025

	3 months	6 months	YTD	1 year	3 years*	5 years*	10 years*	Since Incep.*
GreatLink Global Real Estate Securities Fund	-0.13%	-1.59%	-1.59%	3.51%	0.38%	2.03%	2.19%	2.71%
Benchmark #	-1.07%	-0.97%	-0.97%	4.49%	0.51%	3.21%	2.56%	2.95%

The information in relation to the benchmark is provided for context and illustration only. The fund is an actively managed ILP Sub-Fund. It is not managed in reference to a benchmark. Past results are not a guarantee of future results.

Source: Morningstar. Performance figures are calculated in SGD on a bid-bid basis, with all dividends and distributions reinvested, taking into account all charges which would have been payable upon such reinvestment.

* Performance figures longer than 1 year are annualised.

Benchmark: Since inception till 30 Sept 2016, the benchmark is S&P Citigroup BMI World Property Index (Net). With effect from 1 Oct 2016, the benchmark was changed to FTSE EPRA/NAREIT Developed Index Net TRI.

Disclaimer

GreatLink Global Real Estate Securities Fund is an investment-linked policy (ILP) fund offered by The Great Eastern Life Assurance Company Limited ("Great Eastern") and is only available under Great Eastern Investment-Linked Policies. The information presented is for informational use only. Investment in this fund involves a high degree of risk and is only appropriate for a person able and willing to take such a risk. A product summary and a Product Highlights Sheet in relation to the Fund may be obtained through Great Eastern, its financial representatives or its appointed distributors. Potential investors should read the product summary and the Product Highlights Sheet before deciding whether to invest in the Fund. Returns on the units of the Fund are not guaranteed. The value of the units in the Fund and the income accruing to the units, if any, may fall or rise. The fees and charges payable through deduction of premium or cancellation of units are excluded in the calculation of fund returns. Past returns, and any other economic or market predictions, projections or forecasts targeted by the fund are not necessarily indicative of future or likely performance of the fund. **This advertisement has not been reviewed by the Monetary Authority of Singapore.** Information is correct as at **30 June 2025**.

FUND INFORMATION

Investment Objective

The investment objective of the ILP Sub-Fund is to seek to provide investors with medium to long term capital appreciation and to make regular income distributions by investing globally in (a) equity securities of companies that derive a substantial part of their revenue from the ownership, management and/or development of real estate and (b) Real Estate Investment Trusts (REITs) listed or traded in a regulated market.

Inception Date	8 June 2005
Fund Manager	Lion Global Investors Limited
Sub-Manager	PGIM, Inc
Fund Size (SGD)	390.6 Mil. (as at 30 June 2025)
Fund Management Fee	1.60% p.a. (2.00% p.a. max)
Subscription Modes	Cash, SRS & CPFIS-OA
Risk Category	Higher Risk – Narrowly Focused

The Great Eastern Life Assurance Company Limited (Reg No. 1908 00011G)

1 Pickering Street, #01-01 Great Eastern Centre, Singapore 048659

Product Enquiry: +65 6248 2211 /
greateasternlife.com