

This Product Highlights Sheet is an important document.

- It highlights the key terms and risks of this investment product and complements the Singapore Prospectus.¹
- It is important to read the Singapore 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 Singapore Prospectus.

FIRST SENTIER ASIAN PROPERTY SECURITIES FUND (the “Fund”)

Product Type	Investment company with variable capital	Launch Date	7 November 2006	
Manager	First Sentier Investors Global Umbrella Fund plc	Depository	HSBC Continental Europe	
Trustee	Not applicable	Dealing Frequency	Every Dealing Day ²	
Capital Guaranteed	No	Expense Ratio for the financial year ended 31 December 2020	Class I (Distributing) (Semi-Annually)	1.69%
Name of Guarantor	Not applicable			

PRODUCT SUITABILITY

WHO IS THE PRODUCT SUITABLE FOR?

- The Fund is only suitable for investors who:
 - are seeking income and capital growth over the long term;
 - want to invest in a fund that has exposure to Asian property equity securities or equity-related securities;
 - are prepared to accept at least a moderate level of volatility.

You should consult your financial advisers if in doubt whether the Fund is suitable for you.

Further information
Refer to Appendix 3 of the Singapore Prospectus for further information on product suitability.

KEY PRODUCT FEATURES

WHAT ARE YOU INVESTING IN?

- You are investing in an investment company with variable capital constituted in Ireland that aims to achieve total investment return consistent with income and long term capital growth.
- If you invest in a distributing share class, you may receive distributions on or around:
 - the end of each month (share class with monthly distribution);
 - end August and February (share class with semi-annual distribution); or
 - end February, May, August and November (share class with quarterly distribution).
- **In the case of monthly distributing share classes, in maintaining a regular dividend payment, at times dividend may be paid out of capital of the Fund. Payment of dividends out of capital amounts to a return or withdrawal of part of an investor’s original investment and/or from any capital gains attributable to that original investment. Any such distribution may result in an immediate reduction of the net asset value per Share.³**

Refer to Appendix 3 of the Singapore Prospectus for further information on features of the product.

Investment Strategy

- The Fund invests primarily (at least 70% of its net asset value) in a broad selection of Asian equity securities or equity-related securities issued by real estate investment trusts or companies that own, develop or manage real

Refer to Appendix 3 of the Singapore Prospectus for

¹ The Singapore Prospectus is available for collection from First Sentier Investors (Singapore), 79 Robinson Road, #17-01, Singapore 068897 or approved distributors during normal business hours on any Singapore business day or accessible at www.firstsentierinvestors.com.

² If you are submitting your subscription application or redemption request through an approved distributor in Singapore, you may only do so during the opening hours for that approved distributor on a Singapore Business Day.

³ Presently, this Fund only offers semi-annually distributing share classes to investors in Singapore.

<p>property and which are listed, traded or dealt in on Regulated Markets in the Asian Region.</p> <ul style="list-style-type: none"> The Fund may only use financial derivative instruments for purposes of hedging and efficient portfolio management. 	<p>further information on the investment strategy of the product.</p>
Parties Involved	
<p>WHO ARE YOU INVESTING WITH?</p> <ul style="list-style-type: none"> The Fund is a sub-fund of the Irish constituted umbrella First Sentier Investors Global Umbrella Fund plc (the “Company”). The Company is a self-managed corporation. The Investment Manager of the Fund is First Sentier Investors (Hong Kong) Limited. The Investment Manager may appoint one or more approved sub-investment managers to manage all or a portion of the assets of the Fund. The Depositary of the Fund is HSBC Continental Europe. 	<p>Refer to the “Management and administration”, “Depositary” and “Other Material Information” sections (Paras 2, 3 and 21) of the Singapore Prospectus for further information on the role and responsibilities of these entities and what happens if they become insolvent.</p>
KEY RISKS	
<p>WHAT ARE THE KEY RISKS OF THIS INVESTMENT?</p> <p>The value of the Fund and its dividends or coupons (if any) may rise or fall. These risk factors may cause you to lose some or all of your investment and your principal may be at risk:</p>	<p>Refer to the “Risks” section (Para 9) of the Singapore Prospectus for further information on risks of the product.</p>
Market and Credit Risks	
<ul style="list-style-type: none"> You are exposed to market risk in the Asian Region – The Fund’s investment is subject to general market risks, and their values may fluctuate due to various factors, such as changes in investor sentiment, political and economic conditions and issuer-specific factors. You are exposed to emerging market risk – Investing in securities in emerging markets may involve a greater risk than investing in more developed markets. You are exposed to China market risk – The value of the Fund’s assets may be affected by uncertainties such as political developments, changes in government policies, taxation, foreign exchange controls, currency repatriation restrictions, restrictions on foreign investment in China and other adverse liquidity, legal or regulatory events affecting the Chinese market. You are exposed to currency risk – Investments of the Fund may be denominated in various currencies. The net asset value of the Fund may be affected unfavourably by fluctuations in the exchange rates and by changes in exchange rate controls. The Fund is not denominated in Singapore dollars and you may be exposed to an additional exchange rate risk if your reference currency is Singapore dollars. 	
Liquidity Risks	
<ul style="list-style-type: none"> The Fund is not listed in Singapore and you can redeem your shares only on Dealing Days as described in the Singapore Prospectus. You may not be able to redeem on a Dealing Day if a redemption limit is imposed or if redemption is suspended – There may be a 10 per cent limit on the number of shares that can be redeemed on any Dealing Day and the directors of the Company may temporarily suspend redemption during certain circumstances. You are exposed to the liquidity risk of the Fund’s investments – The Fund may not be able to sell assets in a timely manner and/or at a reasonable price. If this is the case, you may not be able to get your money 	

back when you want it.										
Product-Specific Risks										
<ul style="list-style-type: none"> • You are exposed to investment risk – Investment in shares of the Fund involves risk and <i>you may not get back the full amount you invested.</i> Past performance is no guarantee of future performance. • You are exposed to real estate fund risk and property securities risk – Although the Fund will not invest in real property directly, the Fund may be subject to risks similar to those associated with the direct ownership of real property (in addition to securities market risks) and accordingly, the value of these investments may fluctuate more than actual property. • You are exposed to industry or sector risk – The value of the Fund may be more volatile than a fund having a more diversified portfolio of investments covering different economic sectors. • You are exposed to single country / specific region risk – The value of the Fund may be more volatile than a fund having a more diversified portfolio of investments covering multiple countries. • You are exposed to single sector risk – The value of the Fund may be more volatile than a fund having a more diversified portfolio of investments. • You are exposed to concentration risk – The Fund invests in a relatively small number of companies and may be subject to greater risk of suffering proportionately higher loss should the shares in a particular company decline in value or otherwise be adversely affected than a fund that invests in a large number of companies. Although the Fund has regional investment universe, it may at times invest a large portion of its assets in certain geographical area(s) or countries. • You are exposed to small capitalisation/mid-capitalisation companies risk – Securities in small-capitalisation/mid-capitalisation companies may have lower liquidity and their prices are more volatile to adverse economic developments than those of larger capitalisation companies in general. • You are exposed to charges against capital risk – Fees and expenses are charged against the capital of the Fund. Deducting expenses from capital reduces the potential for capital growth and on any redemption you may not receive back the full amount invested. • You are also exposed to RMB currency and conversion risk and risks associated with the Fund’s investment into other collective investment schemes. 										
FEES AND CHARGES										
<u>Payable directly by you</u> <ul style="list-style-type: none"> • You will need to pay the following fees and charges as a percentage of your gross investment sum: <table border="1"> <tr> <td>Sales Charge⁴</td> <td>• Classes I and III: Up to 5.00%</td> </tr> <tr> <td>Redemption Charge</td> <td>• Classes I and III: Nil</td> </tr> <tr> <td>Switching Fee</td> <td>• Up to 1% of the net asset value of the shares to be exchanged⁴</td> </tr> <tr> <td>Anti-Dilution Adjustment</td> <td>• Up to 2% of your subscription or redemption monies as the case may be</td> </tr> </table> <p>Distributors may (depending on the specific nature of services provided) impose other fees and charges not disclosed above. Please check with the relevant distributor.</p>		Sales Charge⁴	• Classes I and III: Up to 5.00%	Redemption Charge	• Classes I and III: Nil	Switching Fee	• Up to 1% of the net asset value of the shares to be exchanged ⁴	Anti-Dilution Adjustment	• Up to 2% of your subscription or redemption monies as the case may be	Refer to Appendix 3 of the Singapore Prospectus for further information on fees and charges.
Sales Charge⁴	• Classes I and III: Up to 5.00%									
Redemption Charge	• Classes I and III: Nil									
Switching Fee	• Up to 1% of the net asset value of the shares to be exchanged ⁴									
Anti-Dilution Adjustment	• Up to 2% of your subscription or redemption monies as the case may be									
<u>Payable by the Fund from invested proceeds</u> <ul style="list-style-type: none"> • The Fund will pay the following fees and charges to the Investment Manager, the Depositary and other parties: <table border="1"> <tr> <td>Annual Management Fee (a) Retained by Investment Manager (b) Paid by Investment Manager to</td> <td>• Class I: Currently 1.50%; Maximum 3% (a) 50% to 66.67%⁵ of Annual Management Fee (b) 33.33% to 50%⁵ of Annual Management Fee</td> </tr> </table>		Annual Management Fee (a) Retained by Investment Manager (b) Paid by Investment Manager to	• Class I: Currently 1.50%; Maximum 3% (a) 50% to 66.67% ⁵ of Annual Management Fee (b) 33.33% to 50% ⁵ of Annual Management Fee							
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⁴ The directors may, in their absolute discretion, vary or waive the amount of sales charge and/or switching fee payable by investors on any Dealing Day.

distributors (trailer fee)	<ul style="list-style-type: none"> Class III: Currently 0.75%; Maximum 3% (a) 100%⁵ of Annual Management Fee (b) 0%⁵ of Annual Management Fee
Annual Depository's Safe-Keeping Fee	<ul style="list-style-type: none"> Up to 0.45% of the Net Asset Value of the Fund depending on the location of the relevant assets
Annual Administrator Fee	<ul style="list-style-type: none"> Up to 0.03% per annum of the Net Asset Value of the Fund
Annual Depository Fee	<ul style="list-style-type: none"> 0.01% per annum of the Net Asset Value of the Fund
Other substantial fee or charge*	<ul style="list-style-type: none"> 0.21% (Transaction costs)

*Based on the Fund's audited accounts over the financial year ended 31 December 2020.

VALUATIONS AND EXITING FROM THIS INVESTMENT

HOW OFTEN ARE VALUATIONS AVAILABLE?

The net asset values per share of the share classes of the Fund are normally published 1 Business Day after the relevant Dealing Day on www.firstsentierinvestors.com.

HOW CAN YOU EXIT FROM THIS INVESTMENT AND WHAT ARE THE RISKS AND COSTS IN DOING SO?

- The Company does not offer a cancellation period for you to cancel your subscription into the Fund.
- You can exit the Fund at any time by submitting a duly signed written instruction or a completed redemption form to an approved distributor.
- Partial redemptions are subject to minimum holding amounts.
- The Company will normally pay the sale proceeds within 3 Business Days of receipt of your redemption request and other relevant documentation. Please contact your distributor on when you will receive your sale proceeds.
- Your exit price is determined as follows (please note that your distributor may impose a different cut-off time):
 - If your redemption request is received before 5 p.m. (Singapore time) on a Dealing Day, you will be paid a price based on the net asset value for that Dealing Day².
 - If your redemption request is received after 5 p.m. (Singapore time) on a Dealing Day or on a day which is not a Dealing Day, you will be paid a price based on the net asset value for the next Dealing Day².
- Your sale proceeds will be the exit price multiplied by the number of shares sold, less any charges (there is currently no realisation charge imposed and assuming there is no anti-dilution adjustment).

Exit price	X	Number of shares to be redeemed	=	Gross redemption proceeds
\$10.00	X	1,000	=	\$10,000.00
Gross redemption proceeds	-	Redemption charge	=	Net redemption proceeds
\$10,000.00	-	\$0.00	=	\$10,000.00

Refer to the "Redemption of Shares" and "Obtaining Prices of Shares" sections (Paras 12 and 14) of the Singapore Prospectus for further information on valuation and exiting from the product.

CONTACT INFORMATION

HOW DO YOU CONTACT US?

For enquiries, please contact:
 First Sentier Investors (Singapore)
 (Registration Number 196900420D)
 Tel : +65 6580 1390 Fax : +65 6580 0800
 Website: www.firstsentierinvestors.com
 Email: infoSG@firstsentier.com

 The Singapore Representative

 Distributor

⁵ The range may change from time to time without prior notice. Your distributor is required to disclose to you the amount of trailer fee it receives from the Investment Manager.

APPENDIX: GLOSSARY OF TERMS

Asian Region: Means Australia, Bangladesh, China, Hong Kong, India, Indonesia, Japan, Malaysia, New Zealand, Pakistan, Philippines, Singapore, South Korea, Sri Lanka, Taiwan, Thailand and Vietnam.

Business Day: A day (excluding Saturday and Sunday) on which banks in Dublin are open for business and/or such other day or days as the directors of the Company may, with the approval of the Depositary, determine.

China: Means the People's Republic of China, excluding Hong Kong, Macau and Taiwan.

Dealing Day: Any Business Day or Business Days as the directors of the Company may from time to time determine, provided that there shall be one such Dealing Day per fortnight and provided further that unless otherwise determined and notified to the Central Bank of Ireland and notified to shareholders in the Company in advance, every Business Day following the initial offer period for the Fund shall be a Dealing Day.

Regulated Market: Means any stock exchange or regulated market in the European Union or a stock exchange or regulated market which is provided for in the Articles of Association of the Company.

RMB: Means the lawful currency of China.

Singapore Business Day: Any day other than Saturday, Sunday or gazetted public holiday on which commercial banks in Singapore are generally open for business, or such other day or days as the directors of the Company may, with the approval of the Depositary, determine.