

IMPORTANT NOTE:

- Samsung S&P High Dividend APAC ex NZ REITs ETF (the "ETF") is a sub-fund of the Samsung ETFs Trust II ("Trust"), which is an umbrella unit trust established under Hong Kong law. The ETF aims to provide investment results that, before fees and expenses, closely correspond to the performance of the S&P High Yield Asia Pacific-Ex New Zealand REITs Select Index (Net Total Return) ("Index").
- Investment involves risk, including the loss of principal. Historical performance does not indicate future performance.
- The ETF could be subject to certain key risks such as risks of Asia Pacific market real estate sector concentration risks; Risk associated with investments in REITs; Real estate sector risk; Asia Pacific market risks; New index risks; Other currency distribution risks; Multi-counter risks, etc. Please note that the above listed investment risks are not exhaustive. Investors should refer to the prospectus of Samsung S&P High Dividend APAC ex NZ REITs ETF for details, including the product features and risk factors. Investors should not base on this material alone to make investment decisions.
- The Manager may at its discretion pay distributions out of capital, or effectively out of capital, of the ETF, amounting to a return or withdrawal of part of an investor's original investment or from any capital gains attributable to that original investment, resulting in an immediate reduction of the NAV per unit.

Samsung S&P High Dividend APAC ex NZ REITs ETF



Feb 2026

3187 HKD counter / **9187** USD counter

FUND INFORMATION

ETF NAME	Samsung S&P High Dividend APAC ex NZ REITs ETF
BENCHMARK	S&P High Yield Asia Pacific-Ex New Zealand REITs Select Index (Net Total Return)
STRATEGY	Primarily Full Replication, Manager may pursue Representative Sampling Replication
MANAGEMENT FEE	0.65% p.a.
LISTING DATE	15 October 2020
DISTRIBUTION POLICY	Quarterly (Usually in March, June, September and December) subject to Manager's discretion
EXCHANGE	HKEX – Main Board
TRADING CURRENCY	3187 – HKD 9187 – USD
TRADE LOT	200 units
CREATION/REDEMPTION SIZE	200,000 units (or multiples thereof)
ISIN	3187: HK0000656956 9187: HK0000656964
BLOOMBERG	3187 HK 9187 HK



INVESTMENT STRATEGY

Invest into 30 REITs listed in developed markets across Asia Pacific (excluding New Zealand) with the highest trailing 12-month dividend yield¹

KEY FEATURES

- First REITs ETF in Hong Kong
- Provides attractive dividend income¹ in a low-yield environment: The ETF starts paying out dividend in 2021 and the rolling 1-year dividend yield as of 27 Feb 2026 was 4.59 %²
- Holdings are diversified across multiple sectors from office and apartment buildings to hotels, warehouses, hospitals, shopping centers, parking lots, etc. with business spanning from just Asia to US and Europe
- Provides a low-cost tool to conveniently invest in the property sector across multiple geo-markets
- Low correlation with broad market indices historically. Can provide investors with dividends while diversifying portfolio risk
- REIT can be used as a natural inflation hedge, and the value of the general property will benefit from inflation
- Captures the potential post COVID-19 rebound

¹Based on index methodology of S&P High Yield Asia Pacific-Ex New Zealand REITs Select Index (Net Total Return) compiled by S&P Dow Jones Indices. A positive distribution yield does not imply a positive return. Dividend amount or dividend rate is not guaranteed

²Source: Samsung Asset Management (Hong Kong) Limited. Dividend yield is calculated by rolling 1-year dividend payout (USD) as of 27 Feb 2026 divided by NAV of 9187 as of 27 Feb 2026

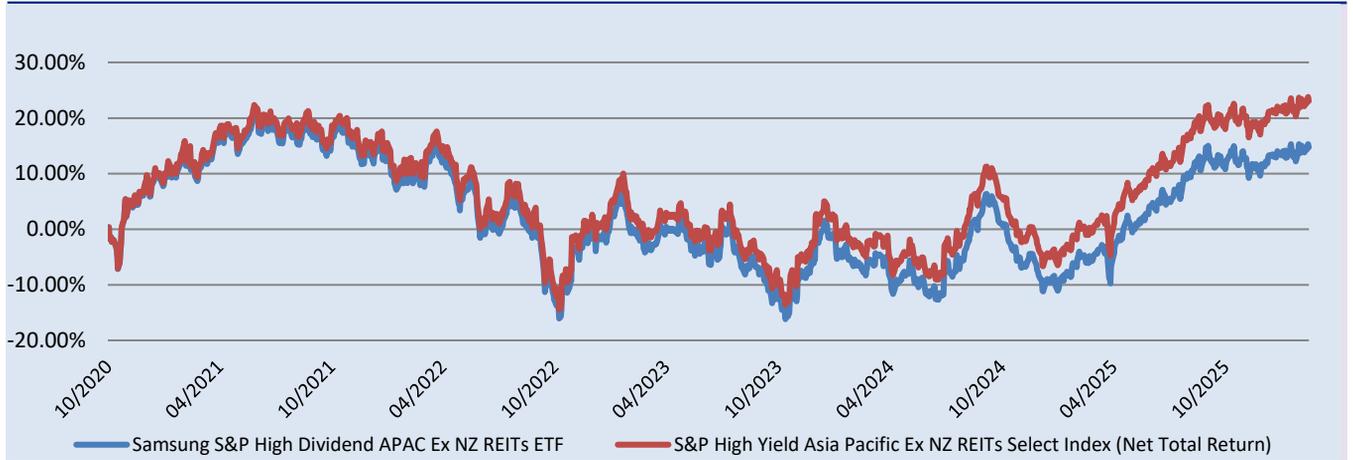
FUND TOP 10 HOLDINGS

REIT Name	Listing Place	Weighting
Link REIT	Hong Kong	10.82%
Stockland	Australia	8.70%
CapitaLand Integrated Commercial	Singapore	8.38%
GPT Group	Australia	6.81%
Vicinity Centres	Australia	6.73%
CapitaLand Ascendas REIT	Singapore	6.08%
Dexus	Australia	5.07%
Japan Metropolitan Fund Investment	Japan	4.21%
Kdx Realty Investment Corp	Japan	3.43%
GLP J-REIT	Japan	3.23%

Source: Samsung Asset Management (HK) Ltd, Bloomberg as of 27 Feb 2026

**Samsung Asset Management
Hong Kong**

CUMULATIVE RETURN (%)¹



Return (%)	1M	3M	6M	1Y	YTD	Calendar Year				
						2021	2022	2023	2024	2025
Fund	0.28%	2.97%	2.07%	22.09%	1.43%	4.80%	-14.03%	2.70%	-11.00%	25.19%
Index²	0.44%	3.52%	2.97%	24.33%	1.72%	5.91%	-13.28%	3.80%	-9.56%	27.43%

Source: Samsung Asset Management (Hong Kong) Limited, as of 27 Feb 2026

Footnote: 1. Fund performance is calculated on NAV to NAV basis in USD and assumes dividend reinvestment; 2. The fund's underlying index is S&P High Yield Asia Pacific-Ex New Zealand REITs Select Index (Net Total Return) (SPHYARUN)

LISTING PLACE BREAKDOWN

Japan	29.85%
Australia	29.79%
Singapore	29.54%
Hong Kong	10.82%

GICS: Global Industry Classification Standard

Source: Samsung Asset Management (HK) Ltd, Bloomberg as of 27 Feb 2026

GICS SUB INDUSTRY BREAKDOWN

Diversified REITs	40.03%
Retail REITs	28.69%
Industrial REITs	19.31%
Office REITs	6.82%
Hotel & Resort REITs	4.57%
Data Center REITs	0.59%

Source: Samsung Asset Management (HK) Ltd, Bloomberg as of 27 Feb 2026

DIVIDEND HISTORY

Ex-Dividend Date	Record Date	Distribution Payment Date	Dividend Per Unit (USD)
19 Dec 2025	22 Dec 2025	31 Dec 2025	0.022
22 Sep 2025	23 Sep 2025	30 Sep 2025	0.0345
20 Jun 2025	23 Jun 2025	30 Jun 2025	0.0155
21 Mar 2025	24 Mar 2025	31 Mar 2025	0.031

Source: Samsung Asset Management (HK) Ltd, as of 27 Feb 2026

Disclaimer:

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