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

Sep 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	50 units
CREATION/ REDEMPTION SIZE	200,000 units (or multiples thereof)
ISIN	3187: HK0000656956 9187: HK0000656964
BLOOMBERG	3187 HK 9187 HK

FUND TOP 10 HOLDINGS

REIT Name	Listing Place	Weighting
Stockland	Australia	10.77%
CapitaLand Integrated Commercial	Singapore	9.86%
Link REIT	Hong Kong	9.64%
Mirvac Group	Australia	7.50%
Dexus	Australia	6.33%
Japan Metropolitan Fund Investment	Japan	4.16%
Mapletree Industrial Trust	Singapore	3.44%
GLP J-REIT	Japan	3.40%
Kdx Realty Investment Corp	Japan	3.25%
Mapletree Logistics Trust	Singapore	3.19%

Source: Samsung Asset Management (HK) Ltd, Bloomberg as of 30 Sep 2026

INVESTMENT STRATEGY

Invest into 30 REITs listed in developed markets across Asia Pacific (excluding New Zealand) with the highest trailing 12-month dividend yield[1]

KEY FEATURES

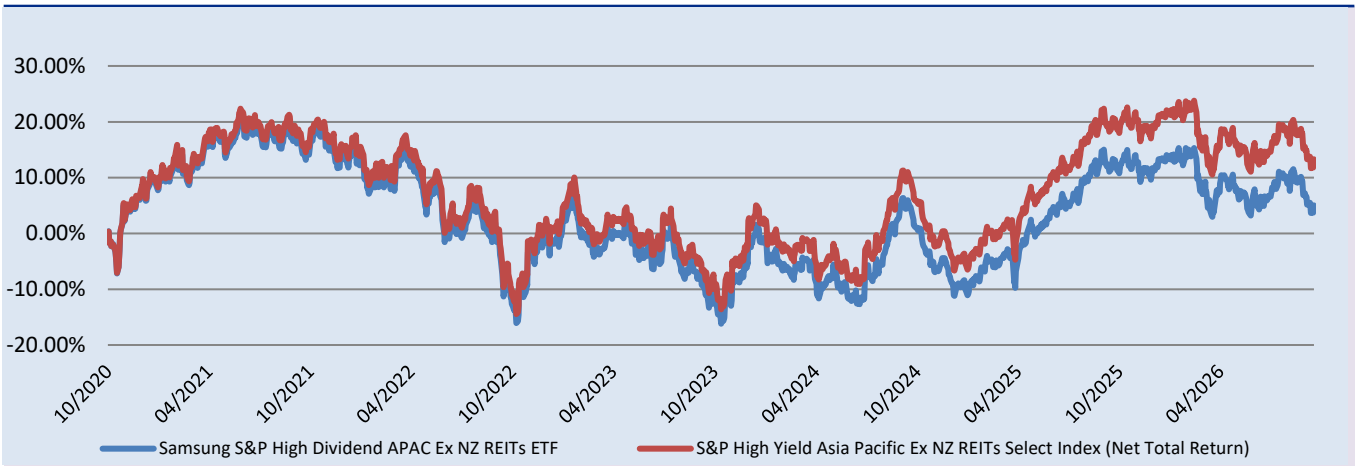
- First REITs ETF in Hong Kong
- Provides attractive dividend income[1] in a low-yield environment: The ETF starts paying out dividend in 2021 and the rolling 1-year dividend yield as of 30 Sep 2026 was 5.30 %[2]
- Holdings are diversified across multiple sectors from office and apartment buildings to 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

[1]Based 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

[2]Source: Samsung Asset Management (Hong Kong) Limited. Dividend yield is calculated by rolling 1-year dividend payout (USD) as of 30 Sep 2026 divided by NAV of 9187 as of 30 Sep 2026

Samsung Asset Management Hong Kong

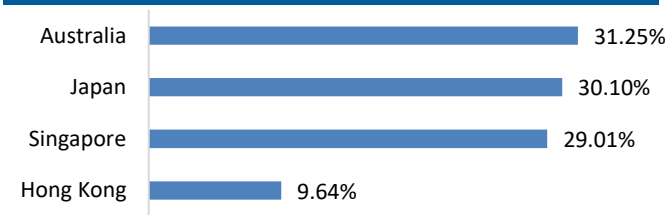
CUMULATIVE RETURN (%)[1]



Return (%)	1M	3M	6M	1Y	YTD	Calendar Year				
						2021	2022	2023	2024	2025
Fund	-3.72%	0.10%	2.03%	-6.18%	-7.09%	4.80%	-14.03%	2.70%	-11.00%	25.19%
Index[2]	-3.68%	0.42%	2.46%	-5.00%	-6.37%	5.91%	-13.28%	3.80%	-9.56%	27.43%

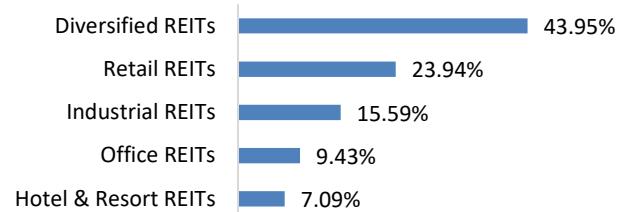
Source: Samsung Asset Management (Hong Kong) Limited, as of 31 Aug 2026
Footnote: 1. Fund performance is calculated on NAV to NAV basis in USD and assumes dividend reinvestment; 2. The fund's underlying index is S&P High Yield Asia Pacific-Ex New Zealand REITs Select Index (Net Total Return) (SPHYARUN)

LISTING PLACE BREAKDOWN



GICS: Global Industry Classification Standard
Source: Samsung Asset Management (HK) Ltd, Bloomberg as of 31 Aug 2026

GICS SUB INDUSTRY BREAKDOWN



Source: Samsung Asset Management (HK) Ltd, Bloomberg as of 31 Aug 2026

DIVIDEND HISTORY

Ex-Dividend Date	Record Date	Distribution Payment Date	Dividend Per Unit (USD)
22 Sep 2026	23 Sep 2026	30 Sep 2026	0.034
22 Jun 2026	23 Jun 2026	30 Jun 2026	0.025
23 Mar 2026	24 Mar 2026	31 Mar 2026	0.0237
19 Dec 2025	22 Dec 2025	31 Dec 2025	0.022

Source: Samsung Asset Management (HK) Ltd, as of 30 Sep 2026

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