

This Product Highlights Sheet is an important document.

- It highlights the key terms and risks of this investment product and complements the Prospectus¹.
- It is important to read the 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 if you 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 Prospectus.
- For the avoidance of doubt, this Product Highlights Sheet is only in relation to Unlisted Classes.²

**LIONGLOBAL NEW WEALTH SERIES II (the “Fund”) – LIONGLOBAL SINGAPORE
PHYSICAL GOLD FUND (the “Sub-Fund”) – Unlisted Classes**

Product Type	Unit Trust (The Units in Unlisted Classes are Excluded Investment Products)	Launch Date	1 December 2025
Manager	Lion Global Investors Limited	Custodian	Standard Chartered Bank (Singapore) Limited
Trustee	Standard Chartered Trust (Singapore) Limited	Dealing Frequency	Every Dealing Day
Capital Guaranteed	No	Expense Ratio³	Class MariBank SGD Hedged (Acc), Class A SGD Hedged (Acc), Class A SGD (Acc), Class Singlife SGD (Acc), Class I SGD Hedged (Acc), Class A USD (Acc), Class L USD (Acc), Class P USD (Acc), Class S SGD (Acc), Class S USD (Acc): N.A.
Name of Guarantor	Not applicable		

PRODUCT SUITABILITY

WHO IS THE PRODUCT SUITABLE FOR? The Sub-Fund is only suitable for investors who are comfortable with the volatility and risks of a physical gold fund which seeks exposure into Gold. Please note your investment in an Unlisted Class of the Sub-Fund is at risk and you may not get back the principal sum invested.	Further Information Refer to “Investment Objective, Focus and Approach of the Sub-Fund” (Section 7) of the Prospectus for further information on product suitability.
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KEY PRODUCT FEATURES

WHAT ARE YOU INVESTING IN? You are investing in Unlisted Classes of a unit trust constituted in Singapore that aims to track as closely as possible, before fees and expenses (including but not limited to hedging costs where applicable), the performance of the LBMA Gold Price AM. You should note that the Units in Unlisted Classes are Excluded Investment Products and prescribed capital markets products, and that the Sub-Fund is subject to the investment restrictions prescribed under the Notice on the Sale of Investment Products and Notice on Recommendations on Investment Products issued by the MAS and the Securities and Futures (Capital Markets Products) Regulations 2018.	Refer to “Investment Objective, Focus and Approach of the Sub-Fund” (Section 7) of the Prospectus for further information on features of the product.
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Investment Strategy

To achieve its investment objective, the Sub-Fund invests in Gold. “Gold”: (a) until and including 2 April 2026, means gold bars of a minimum fineness of 99.5% that have been produced by refiners on the LBMA Good Delivery List and are compliant with the LBMA Good Delivery Rules; and (b) with effect from 3 April 2026, means gold bars of a minimum fineness of 99.5% that have been produced by refiners on the LBMA Good Delivery List, and which are either compliant with the LBMA Good Delivery Rules or otherwise approved by the MAS (please refer to the Prospectus for information on the waiver granted by the MAS). Up to 10% of the Sub-Fund’s Net Asset Value may be invested in Kilobars. The Sub-Fund may also hold cash and cash equivalents (including but not limited to fixed deposits) to, inter alia, fulfil redemption requests and pay ongoing expenses incurred by the Sub-Fund. Such holdings shall not exceed 10% of the Sub-Fund’s Net Asset Value. The Sub-Fund may engage in foreign exchange forwards and foreign exchange swaps strictly for the purpose of hedging currency risk associated with non-USD denominated hedged Classes. The investment in Gold by the Sub-Fund is in compliance with the requirements in Appendix 7 of the Code and	Refer to “Investment Objective, Focus and Approach of the Sub-Fund” (Section 7) of the Prospectus for further information on features of the product.
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¹ The Prospectus is available for collection at Lion Global Investors Limited, 65 Chulia Street, #18-01, Singapore 049513 from Monday to Friday (9am to 6pm) or website: www.lionglobalinvestors.com

² Class I, Class L, Class P and Class S Units of the Sub-Fund may only be offered to us, investment funds managed by us, certain distributors and to such other investors as we may determine at our sole discretion.

³ The expense ratios of Class MariBank SGD Hedged (Acc), Class A SGD Hedged (Acc), Class A SGD (Acc), Class Singlife SGD (Acc), Class I SGD Hedged (Acc), Class A USD (Acc), Class L USD (Acc), Class P USD (Acc), Class S SGD (Acc) and Class S USD (Acc) of the Sub-Fund are not available as the earliest audited accounts for the Sub-Fund are not available as at 4 March 2026.

<p>waivers granted by the MAS. The Sub-Fund will not invest in options, warrants, futures contracts and unlisted securities.</p>	
Parties Involved	
<p>WHO ARE YOU INVESTING WITH?</p> <ul style="list-style-type: none"> • <u>The Managers</u> <ul style="list-style-type: none"> ◦ Lion Global Investors Limited • <u>The Trustee</u> <ul style="list-style-type: none"> ◦ Standard Chartered Trust (Singapore) Limited • <u>The Custodian</u> <ul style="list-style-type: none"> ◦ Standard Chartered Bank (Singapore) Limited 	<p>Refer to “The Managers” and “The Trustee and Custodian” (Sections 2 and 3) of the 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>You should consider and satisfy yourself as to the risks of investing in an Unlisted Class of the Sub-Fund. An investment in an Unlisted Class of the Sub-Fund is meant to produce returns over the long-term. You should not expect to obtain short-term gains from such an investment. You should note that the value of Units in an Unlisted Class may fall or rise and that you may not get back your original investment. The Sub-Fund’s Net Asset Value may have higher volatility due to its narrower investment focus (primarily in Gold), when compared to funds with more diversified portfolios.</p>	<p>Refer to “Risks applicable to both Unlisted Classes and Listed Classes” (Section 10) of the Prospectus for further information on risks of the product.</p>
Market and Credit Risks	
<p><u>You are exposed to market risks</u> The risks of investing in gold apply. Prices of gold may go up or down in response to changes in economic conditions, interest rates, and the market’s perception of gold.</p> <p><u>You are exposed to currency risks</u> Currency fluctuations between the USD and the Classes denominated in other currencies (e.g SGD) may impact on the value of your investment, especially for unhedged Classes. For hedged Classes, the Sub-Fund uses foreign exchange forward contracts to reduce this risk, but currency mismatch effects may still arise, particularly during hedge rollovers or redemptions. Currency hedging is performed on a best-efforts basis, subject to market conditions, cut-off times, and liquidity constraints. The Managers do not guarantee that hedging will be continuous or that it will completely eliminate currency exposure. Investors in hedged Classes remain subject to some degree of exchange rate risk.</p>	
Liquidity Risks	
<p><u>You are exposed to liquidity risks</u> The Sub-Fund’s investments are also subject to liquidity risks. The Sub-Fund may be required to terminate and liquidate at a time that is disadvantageous to Holders. Subscription, realisation, creation and redemption requests are subject to suspension under certain circumstances. The Unlisted Classes of the Sub-Fund are not listed and you can redeem only on Dealing Days.</p>	
Product Specific Risks	
<p><u>You are exposed to derivatives risks</u> The Sub-Fund may engage in foreign exchange forward and swap contracts strictly for the purpose of hedging currency risk associated with non-USD denominated hedged Classes. While such use of derivatives may reduce the effect of currency fluctuations, the hedging strategy may not be fully effective in all circumstances due to market volatility, timing mismatches, or operational constraints. Returns of hedged Classes may be different than those of unhedged Classes because currency hedging involves costs, often due to interest rate differences between currencies. These costs may change performance over time, even if the underlying assets are the same.</p> <p><u>You are exposed to risks regarding the Sub-Fund’s holdings in Gold</u> Potential discrepancies in the calculation of the LBMA Gold Price AM, as well as any future changes to the LBMA Gold Price AM, could impact the value of the Gold held by the Sub-Fund and could have an adverse effect on the value of an investment in the Units of the Sub-Fund. Gold held in the Sub-Fund’s Unallocated Account will not be segregated from the Custodian’s or sub-custodian’s assets, and would be subject to the credit risk of the Custodian. If the Custodian or sub-custodian becomes insolvent, its assets may not be adequate to satisfy a claim by the Sub-Fund. In the event of the Custodian’s or sub-custodian’s insolvency, there may be delays and costs incurred in identifying the Gold held in the Sub-Fund’s Allocated Account. Gold does not generate income. As such, in order to meet the Sub-Fund’s operational expenses and other cash flow requirements (including those arising from redemption transactions), Gold may need to be sold at the prevailing market price, regardless of whether the price of Gold is rising or falling, which may adversely affect</p>	

the value of the Units. Please refer to the Prospectus for further details on the risks regarding the Sub-Fund's holdings in Gold.

You are exposed to custody risks

Gold may be held by the Custodian at its vault (and by a sub-custodian in the vault of the sub-custodian, if any) in an Allocated Account (which means the Gold belonging to the Sub-Fund are physically segregated from precious metals and gold belonging to others). Access to the Sub-Fund's Gold may be restricted by unforeseeable events beyond the control of the Managers or the Trustee. Any failure by the Custodian and any sub-custodian to exercise due care in the safekeeping of the Sub-Fund's Gold could result in a loss to the Sub-Fund. As regards Unallocated Gold, an investor in Unallocated Gold has no legal title to such Unallocated Gold and is an unsecured creditor of the Custodian with only a contractual claim against the Custodian to a specific quantity of the Unallocated Gold.

You are exposed to risks arising from consecutive holidays

Consecutive public holidays or market closures in key jurisdictions such as Singapore, London or the United States may impact the timing and settlement of currency hedging, gold trade settlement and delivery of Gold to the relevant vault.

You are exposed to currency risks arising from redemptions in-kind

In the event of redemptions in-kind (for instance, where investors in the relevant hedged Class receive Gold), the related currency hedge for the relevant hedged Class will still be closed out in cash terms. As such, investors in the relevant hedged Class may experience a gain or loss from the hedge unwind that is separate from the redemption value of Gold, depending on prevailing exchange rates at the time of redemption.

FEES AND CHARGES

WHAT ARE THE FEES AND CHARGES FOR THIS INVESTMENT?

• **Payable directly by you**

You will need to pay the following fees and charges* as a percentage of your gross investment amount:

Preliminary Charge	Cash Units (other than Class MariBank Units and Class I Units): Currently up to 2%. Maximum 2%. Cash Units (Class MariBank Units and Class I Units): Currently 0%. Maximum 2%
Realisation Charge	Currently 0%. Maximum 0%.
Switching Fee [^]	Currently Up to 1%. Maximum 1%.

[^]Please note that switches from an Unlisted Class into a Listed Class within the Sub-Fund are only permitted at our discretion in consultation with the Trustee.

Additional fees may be imposed and payable to appointed distributors that are in addition to the maximum Preliminary Charge disclosed above, depending on the specific nature of services provided by the appointed distributor.

• **Payable by the Sub-Fund from invested proceeds**

The Sub-Fund will pay the following fees and charges to us, Trustee and other parties:

Annual Management Fee (a) Retained by Managers (b) Paid by Managers to financial advisers (trailer fee)	Class A / Class Singlife: Currently 0.40 % p.a. Maximum 2% p.a. Class MariBank: Currently 0.50 % p.a. Maximum 2% p.a. (a) 0% to 60% of the Annual Management Fee (b) 40% to 100% ⁴ of the Annual Management Fee Class I SGD Hedged (Acc): Currently 0.10 % p.a. Maximum 2% p.a. Class L USD (Acc): Currently 0.20% p.a. Maximum 2% p.a. Class P USD (Acc): Currently at such amount as the Managers may determine in its absolute discretion. Maximum 2% p.a. (a) 100% ⁴ of the Annual Management Fee (b) 0% to 100% of the Annual Management Fee Class S: Currently 0.39 % p.a. Maximum 2% p.a. (a) 0% to 60% of the Annual Management Fee (b) 40% to 100% ⁴ of the Annual Management Fee
Annual Trustee Fee	Currently 0.01% p.a.
Custodian fee	The Custodian fee payable is subject to agreement between the Trustee and the Custodian and may exceed 0.10% of the Net Asset Value of the Sub-Fund depending on, amongst others, the number of transactions carried out.

Refer to Appendix III of the Prospectus for further information on fees and charges in relation to Unlisted Classes.

⁴ For Units in an Unlisted Class subscribed through the Managers, no trailer fee will be paid by Managers to financial advisers and 100% of the management fee will be retained by the Managers. Your financial adviser is required to disclose to you the amount of trailer fee it receives from the Managers. The Managers intend to cap the total expense ratio of (i) Class P USD (Acc) at such percentage as it may determine in its absolute discretion and (ii) Class S SGD (Acc) and Class S USD (Acc) at 0.39% p.a. Any expenses that are payable by Class P USD (Acc), Class S SGD (Acc) and Class S USD (Acc) in excess of its respective cap will be borne by the Managers and not the respective Unlisted Class.

Other Fees and Charges	Other fees and charges include fund administration and valuation fees, legal fees, audit fees, transaction fees, costs relating to the Sub-Fund's purchase of Gold from or sale of Gold to the Gold Provider, accounting fees, licensing fees, transaction processing and cash processing fees. Such fees and charges are subject to agreement with the relevant parties and may amount to or exceed 0.10% of the Net Asset Value of the Sub-Fund, depending on the proportion each fee or charge bears to the Net Asset Value of the Sub-Fund.	
* You should note that the fees and charges applicable to the Sub-Fund (including fees based on the Net Asset Value of the Sub-Fund) will be based on the Net Asset Value before Swing Pricing adjustment (if any) is applied.		

VALUATIONS AND EXITING FROM THIS INVESTMENT

HOW OFTEN ARE VALUATIONS AVAILABLE?

The Unlisted Classes of the Sub-Fund will be valued on each Dealing Day. The indicative prices of Units in Unlisted Classes are quoted on a forward pricing basis and will likely be available two Business Days in Singapore after each relevant Dealing Day. The prices will be published on our website at www.lionglobalinvestors.com.

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

Cooling Off Period

If you are subscribing for Units in Unlisted Classes of the Sub-Fund for the first time, you may cancel your subscription of Units in the relevant Unlisted Class within 7 calendar days from the date of subscription by submitting a Notice to Cancel Form to us, subject to cancellation terms and conditions. Subject to the provisions of the Deed, you will be refunded the lower of the market value of the Units in the relevant Unlisted Class held on the day of receipt and acceptance of such form or the original amount paid by you. Where the market value of the Units in the relevant Unlisted Class held is greater than the original amount paid by you, we are not obliged to pay the excess amount to you and the excess amount shall be retained in the Sub-Fund.

Realisation

You may realise your holdings in Unlisted Classes of the Sub-Fund on any Dealing Day by submitting a realisation form to us or our appointed agents or distributors. If your realisation form is received and accepted by us by the dealing deadline of 12 p.m. Singapore time on a Dealing Day, your Units in the relevant Unlisted Class shall be realised at that Dealing Day's Realisation Price (Unlisted Class). Realisation forms received after the dealing deadline or on a day which is not a Dealing Day shall be treated as having been received on the next Dealing Day. You will receive your realisation proceeds within 7 Business Days from the receipt and acceptance of the realisation form by us.

Illustration of realisation proceeds paid

100	x	US\$1.0000*	=	US\$100.00*
Units in an Unlisted Class Realised		Notional Realisation Price (Unlisted Class) (= Net Asset Value per Unit in an Unlisted Class)		Gross Realisation Proceeds
US\$100.00*	-	Nil[^]	=	US\$100.00*
Gross Realisation Proceeds		Realisation Charge		Net Realisation Proceeds

The above example relates to the Class A (USD) (Acc) Units. Other Classes may be denominated in Singapore Dollars. [^]No realisation charge is currently imposed.

Please note that realisations in-kind are also permitted. Where the remaining balance of holding does not satisfy the minimum amount of Kilobars for realisations-in-kind, the Holder may either realise the remaining Units in cash or continue to hold such Units. Please refer to the prospectus for more details.

Refer to Appendix III of the Prospectus for further information on valuation of the product.

Refer to Appendix III of the Prospectus for further information on exiting from the product.

CONTACT INFORMATION

HOW DO YOU CONTACT US?

If you have questions concerning your investment in Unlisted Classes of the Sub-Fund, you may call us at telephone number (65) 6417 6900.

Website: www.lionglobalinvestors.com

Email: contactus@lionglobalinvestors.com

APPENDIX: GLOSSARY OF TERMS

Allocated Account

Means an allocated account opened and maintained for (and in the name of) the holder of such account by the Custodian recording the amount of, and identifying, the Gold held by the Custodian for such holder on an allocated basis, upon the terms and conditions set out in an allocated precious metals accounts agreement between such holder and the Custodian.

Business Day

Any day (other than a Saturday or Sunday or gazetted public holiday) on which commercial banks are open for business in Singapore or such other day or days as may from time to time be determined by us and the Trustee.

Code

Code on Collective Investment Schemes issued by the MAS pursuant to the Securities and Futures Act 2001 of Singapore, as the same may be modified, amended, re-enacted or reconstituted from time to time.

Dealing Day

In connection with the issuance and realisation of Units in the Sub-Fund means every Business Day (other than the eve of each Lunar New Year) on which the London bullion market is open for a full day of business or such Business Day or Business Days at such intervals as we may from time to time determine provided that reasonable notice of any such determination shall be given by us to all Holders at such time and in such manner as the Trustee may approve.

Excluded Investment Product

Is as defined in the Notice on the Sale of Investment Products and the Notice on Recommendations on Investment Products issued by the MAS.

Gold

- (a) until and including 2 April 2026, means gold bars of a minimum fineness of 99.5% that have been produced by refiners on the LBMA Good Delivery List and are compliant with the LBMA Good Delivery Rules; and
- (b) with effect from 3 April 2026, means gold bars of a minimum fineness of 99.5% that have been produced by refiners on the LBMA Good Delivery List, and which are either compliant with the LBMA Good Delivery Rules or otherwise approved by the MAS (please refer to the Prospectus for information on the waiver granted by the MAS).

Gold Provider

Standard Chartered Bank.

Kilobar

A gold bar that meets the specifications for a 1kg 9999 gold bar as endorsed by the LBMA and the Shanghai Gold Exchange.

LBMA

London Bullion Market Association.

LBMA Gold Price AM

The morning fixing price of gold per troy ounce quoted in US dollars and administered by the IBA at 10:30 a.m. (London time).

LBMA Good Delivery List

The list of accredited refiners of gold published by the LBMA (as amended from time to time) whose gold bars meet the required standards of the LBMA.

LBMA Good Delivery Rules

The rules promulgated by the LBMA (as amended from time to time) which include specifications for a good delivery gold bar set by the LBMA.

Net Asset Value

Is as defined in the Prospectus.

Prescribed Capital Markets Product

Is as defined in the Securities and Futures (Capital Markets Products) Regulations 2018.

Realisation Price (Unlisted Class)

The price at which Units in Unlisted Classes may be realised, determined in accordance with the Deed.

Recognised Stock Exchange

Any stock exchange or futures exchange or commodities exchange of repute in any part of the world and in relation to any particular Authorised Investment shall be deemed to include any responsible firm, corporation or association in any part of the world dealing in the Authorised Investment which the Managers may from time to time elect with the approval of the Trustee.

Swing Pricing

Involves making upward or downward adjustments in the calculation of the Net Asset Value per Unit in an Unlisted Class on a particular Dealing Day so that such transaction costs and dealing spreads in respect of the Authorised Investments are, as far as practicable, passed on to the investors who are subscribing, realising, switching and/or exchanging Units in the relevant Unlisted Class on that Dealing Day.

Unallocated Account

Means an unallocated account opened and maintained for (and in the name of) the holder of such account by the Custodian recording the amount of Gold which the Custodian has a contractual obligation to transfer to such holder, upon the terms and conditions set out in an unallocated precious metals accounts agreement between such holder and the Custodian.

Unlisted Class

A Class of Units which is neither listed on the SGXST nor any other Recognised Stock Exchange.