

Prepared on: 25 September 2025

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 are not comfortable with the accompanying risks.
- If you wish to purchase the product, you will need to make an application or purchase units on the SGX-ST in the manner set out in the Prospectus.

UOB APAC GREEN REIT ETF
(the “Sub-Fund”),
a sub-fund of UNITED ESG ADVANCED ETF SERIES

SGX counter name (SGX stock code)	SGD Class Units UOB AP GRN REIT S\$ (primary currency) (stock code: GRN) UOB AP GRN REIT US\$ (secondary currency) (stock code: GRE)	SGX-ST Listing Date	23 November 2021
Product Type	Exchange-Traded Fund (Units are Excluded Investment Products)	Designated Market Maker	Phillip Securities Pte Ltd
Managers/Issuer	UOB Asset Management Ltd	Underlying Reference Asset	iEdge-UOB APAC Yield Focus Green REIT Index (the “Index”)
Expense Ratio (as at 30 June 2024)	0.82%	Traded Currency	Singapore Dollars (SGD) United States Dollars (USD)
Board Lot Size	1 Unit		

PRODUCT SUITABILITY

WHO IS THE PRODUCT SUITABLE FOR?

- The Sub-Fund is only suitable for investors who:
 - seek investment results that, before fees, costs and expenses (including any taxes and withholding taxes), closely correspond to the performance of the Index;
 - seek exposure to yield focusing REITs with the consideration of sustainability performance and environmental factors within the Asia Pacific region; and
 - are comfortable with the volatility and risk of a fund which seeks to track the Index using a full replication strategy.

Refer to Paragraph 7.4 of the Prospectus for further information on product suitability.

KEY PRODUCT FEATURES

WHAT ARE YOU INVESTING IN?

- You are investing in an exchange-traded fund constituted in Singapore that aims to provide investment results that, before fees, costs and expenses (including any taxes and withholding taxes), closely correspond to the performance of the Index by investing in securities which are for the time being constituent securities of the Index (“Index Securities”).
- The Index is compiled and calculated by SGX Index Edge and is designed to screen and select yield focusing REITs with the consideration of sustainability performance and environmental factors within the Asia Pacific region.
- The Sub-Fund is an ESG Fund (as defined in the ESG Circular).
- The distribution policy is to make semi-annual distributions around March and September each year of up to 4% per annum (or such other frequency or percentage as we may from time to time determine) of the initial issue price of the SGD Class Units or of the NAV per unit of the SGD Class Units as at such date as we may from time to time determine.

Refer to Paragraphs 1.1, 5.4 and 7 of the Prospectus for further information. Published figures for the value of the Index can be obtained from <https://www.sgx.com/indices>

¹ The Prospectus is available at our operating office at 80 Raffles Place, 3rd Storey, UOB Plaza 2, Singapore 048624 or through our authorised agents, distributors and participating dealers for the Fund during normal business hours or through our website at uobam.com.sg.

Distributions may be made out of income, capital gains and/or capital. The declaration or payment of distributions (whether out of capital or otherwise) may have the effect of lowering the NAV of the relevant Sub-Fund or Class. Moreover, distributions out of capital may amount to a reduction of part of your original investment and may result in reduced future returns.	
Investment Strategy	
- In order to achieve its investment objective, the Sub-Fund invests all, or substantially all, of the Sub-Fund's assets in the Index Securities in substantially the same weightings as reflected in the Index. - At any time, the Sub-Fund's investments will consist of as many of the Index Securities as is practicable. We will review the investment portfolio of the Sub-Fund regularly. The description of the index methodology is available at https://www.sgx.com/indices. SGX Index Edge reviews and publishes the composition of the Index semi-annually in March and September and the latest information relating to the Index is available at https://www.sgx.com/indices. - Further to the rebalancing of the Index, we will adjust or rebalance the investment portfolio to reflect changes in the composition of, or to the weightings of securities in, the Index or to be more in line with the performance and characteristics of the Index on a semi-annual basis in March and September. This is done with a view to minimising the Sub-Fund's tracking error (i.e. the difference between the performance of the Sub-Fund's investment portfolio and that of the Index). Such adjustment or rebalancing may be in the form of investments in non-Index Securities. - In addition, given that securities may be and are added to or removed from the Index from time to time, we may sell the Index Securities or purchase securities that are not yet represented in the Index in anticipation of their removal from or addition to the Index. - Various circumstances may make it impossible or impractical for the Sub-Fund to purchase each Index Security in the same weighting of such security as reflected in the Index and the Sub-Fund may not own certain Index Securities at any particular time. In those circumstances, we may employ a combination of one or more investment techniques in seeking to closely track the Index as may be permitted under the Code on Collective Investment Schemes or as may be permitted by the Monetary Authority of Singapore (the "Authority"). This may encompass the investment in non-Index Securities or the use of derivatives such as stock futures contracts. In those circumstances, if an optimisation and/or sampling approach is used where certain investments of the Sub-Fund are non-Index Securities, we may only use such approaches if the resultant fund characteristics closely match or correspond to the characteristics of the Index (unless otherwise permitted under the Code on Collective Investment Schemes or by the Authority). To the extent allowed under the CMP Regulations for the purpose of classifying Units of the Sub-Fund as Excluded Investment Products, the Sub-Fund may use or invest in financial derivative instruments ("FDIs") for the purposes of hedging and efficient portfolio management. <i>The Units of the Sub-Fund are Excluded Investment Products and notwithstanding anything contained in the Prospectus, the Sub-Fund will not invest in any product or engage in any transaction which may cause the Units of the Sub-Fund not to be regarded as Excluded Investment Products.</i>	Refer to Paragraph 7 and Appendix 3 of the Prospectus for further information.
Parties Involved	
WHO ARE YOU INVESTING WITH? - The Managers are UOB Asset Management Ltd. - The Trustee is State Street Trust (SG) Limited. - The Custodian/Registrar is State Street Bank and Trust Company, acting through its Singapore Branch. You may purchase or sell Units either through Participating Dealers (primary market) or through the SGX-ST (secondary market). Purchases or sales of Units can be made through the Participating Dealers for an Application Unit size of 1,000 Units (or whole number multiples thereof) subject to a minimum of 50,000 Units (or such higher number of Units in multiples of 1,000 Units), or such other minimum number of Units as we may determine from time to time with the approval of the Trustee.	Refer to Paragraphs 2, 3, 4 and 22 for further information on the role and responsibilities of these entities and what happens if they become insolvent.

KEY RISKS	
WHAT ARE THE KEY RISKS OF THIS INVESTMENT? The value of the Sub-Fund and its distributions (if any) may rise or fall. These risk factors may cause you to lose some or all of your investment:	Please refer to Paragraph 9 of the Prospectus for further information.
Market and Credit Risks	
You are exposed to market risks. - The price of securities comprised in the portfolio of the Sub-Fund and the Units, and the income from them, may be influenced by political and economic conditions, changes in interest rates, the earnings of the REITs whose securities are comprised in the portfolio, and the market's perception of the securities. You are exposed to foreign exchange risks. - As the investments of the Sub-Fund may be denominated in currencies other than SGD, fluctuations of the exchange rates of such currencies against the base currency of the Sub-Fund (i.e. SGD) may have an impact on the income and investments of the Sub-Fund and affect the value of Units. The Sub-Fund may therefore be exposed to foreign exchange/currency risks. If the foreign exchange exposure of the Sub-Fund is hedged, an active hedging strategy is usually adopted. We currently do not intend to hedge the foreign currency exposure of the Sub-Fund. You are exposed to trading risks. - The market prices of Units on SGX-ST may trade above or below the NAV of Units and there is a risk that you may not be able to buy or sell Units at a price close to the NAV.	
Liquidity Risks	
You are exposed to liquidity risks. - The extent of market liquidity is dependent on the size and state of the markets and therefore affects the Sub-Fund's ability to acquire or dispose of assets at the price and time it so desires. You are not able to redeem Units directly with us. - You must approach a participating dealer (whether directly or through a stockbroker) to assist you with your redemption application to us. - The minimum amount for redemptions with us is 50,000 Units (or such higher number of Units in multiples of 1,000 Units), or such other minimum number of Units as we may determine from time to time with the approval of the Trustee. If you do not hold at least this amount, you can only realise the value of your Units by selling them on the SGX-ST. The secondary market may be illiquid. - You can sell your Units on the SGX-ST. However, the listing of Units on the SGX-ST does not guarantee a liquid market for the Units. You may not be able to find a buyer on the SGX-ST when you wish to sell your Units. While the Sub-Fund intends to appoint at least one market maker to assist in creating liquidity for investors, liquidity is not guaranteed and trading of Units on the SGX-ST may be suspended in various situations.	
Product-Specific Risks	
You are exposed to risk of investing in REITs. - Investments in REITs and other issuers that invest, deal or otherwise engage in transactions in or hold real estate or interests therein are subject to risks similar to investing directly in real estate. You are exposed to concentration risk. - Exposure of the Sub-Fund is concentrated in REITs listed in several Asia Pacific markets, particularly Japan, Australia and Singapore, amongst other jurisdictions, which may cause the Sub-Fund to be less diversified as compared to a fund that invests in REITs globally. To the extent that a property sector or a geographical region in which the Index Securities are concentrated in falls out of favour, the Sub-Fund's performance may be negatively affected. You are exposed to risk of Green REIT investing. - There is currently no standard market consensus of what "Green" means in the context of REITs and there may be other definitions of "Green" REITs. The Sub-Fund relies on the Index Provider for the identification of securities for inclusion in	

the Index that reflect the environmental theme of “green REIT”, as set forth in the Index’s methodology. The Sub-Fund’s performance may suffer if the securities included in the Index do not benefit from the development of such theme.

- **You are exposed to tracking error risk.**
 - Tracking error occurs when funds are unable to track exactly the performance of their underlying indices.
- **You are exposed to derivatives risks.**
 - An investment in a FDI may require the deposit of initial margin and additional deposit of margin on short notice if the market moves against the investment position. If the required margin is not provided in time, the investment may be liquidated at a loss. Therefore, it is essential that such investments in FDIs are monitored closely. We have the controls for investments in FDIs and have in place systems to monitor the derivative positions of the Sub-Fund.

FEES AND CHARGES

WHAT ARE THE FEES AND CHARGES OF THIS INVESTMENT?

Payable directly by you:

The Participating Dealers and/or stockbrokers through whom you purchase Units may impose other fees and charges that are not disclosed in the Prospectus. You should check with the relevant Participating Dealer and/or stockbroker on such fees and charges, if any.

- (a) For dealing or trading on the SGX-ST: SGX-ST clearing fee of 0.0325% of the contract value (subject to goods and services tax (“GST”)), SGX-ST trading fee of 0.0075% of the traded value (subject to GST) and brokerage fees and charges apply. Please contact your stockbroker for further details.
- (b) Subscriptions / redemptions through Participating Dealers (either directly or through stockbrokers): Up to S\$600 (S\$600 per application (in cash) is currently waived). Additional fees and charges (including brokerage fees and charges) of the relevant Participating Dealer and/or stockbroker may apply. Please contact the relevant Participating Dealer and/or stockbroker for further details.

Payable by the Sub-Fund from invested proceeds:

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

Managers’ fee	Currently 0.45% per annum (Maximum 2.0% p.a.) of the NAV of the Sub-Fund The Managers’ fee is retained by the Managers as the Managers do not pay any trailer fees with respect to the Sub-Fund
Trustee fee	Currently not more than 0.05% per annum of the NAV of the Sub-Fund, subject to a minimum fee of S\$5,000 p.a. (or such other fee as may be agreed between the Managers and Trustee) Maximum 0.25% per annum of the NAV of the Sub-Fund
Valuation and accounting fee	Currently not more than 0.125% per annum of the NAV of the Sub-Fund Maximum 0.20% per annum of the NAV of the Sub-Fund
Registrar fee	Currently not more than 0.125% per annum of the NAV of the Sub-Fund, subject to a minimum fee of S\$15,000 and a maximum fee of S\$25,000
Audit fee, custodian fee, transaction costs and other fees and charges	Subject to agreement with the relevant parties. Each of the fees and charges may amount to or exceed 0.10% per annum, depending on the proportion that each fee or charge bears to the Sub-Fund’s NAV

Please refer to Paragraph 8 of the Prospectus for further information on fees and charges.

CONTACT INFORMATION

HOW DO YOU CONTACT US?

UOB Asset Management Ltd

Hotline No. : 1800 22 22 228
 Operating hours : 8 a.m. to 8 p.m. daily (Singapore time)
 Fax No. : 6532 3868
 Email : uobam@uobgroup.com

APPENDIX: GLOSSARY OF TERMS

Business Day:	Any day (other than a Saturday, Sunday or gazetted public holiday) on which commercial banks are open for business in Singapore and on which the SGX-ST is open for trading or any other day as the Managers and the Trustee may agree in writing.
Class:	Any class of Units in the Sub-Fund, as may be established by the Managers such as “SGD Class” or such other designation as may be determined by the Managers from time to time, and Units in any such class may be accordingly designated as “SGD Class Units” or by any other relevant designation, but each class of Units shall not constitute a separate unit trust from the Sub-Fund within which it is established nor from other classes within the Sub-Fund.
CMP Regulations:	Means: (a) MAS Notice SFA 04-N12: Notice on the Sale of Investment Products issued by the Authority; and (b) Securities and Futures (Capital Markets Products) Regulations 2018.
Dealing Day:	In connection with the issuance and realisation of Units of the Sub-Fund or Class of the Sub-Fund, every Business Day or such other day or days at such intervals as the Managers may from time to time determine with the approval of the Trustee Provided That reasonable notice of any such determination shall be given by the Managers to all the Holders at such time and in such manner as the Trustee may approve. If on any day which would otherwise be a Dealing Day in relation to the Units of the Sub-Fund, the Recognised Exchange on which Investments or other property comprised in, and having in aggregate values amounting to at least 50 per cent of the Deposited Property of the Sub-Fund (as at the relevant Valuation Point) are quoted, listed or dealt in is not open for normal trading, the Managers may determine that that day shall not be a Dealing Day.
Deed:	The trust deed of the Fund, as amended.
ESG Circular:	Circular No. CFC 02/2022 on Disclosure and Reporting Guidelines for Retail ESG Funds issued by the Authority.
Excluded Investment Products:	Are defined: (a) as such under MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products issued by the Authority; and (b) as “prescribed capital markets products” under the Securities and Futures (Capital Markets Products) Regulations 2018.
FDIs or derivatives:	Financial derivative instruments.
Fund:	United ESG Advanced ETF Series.
NAV:	Net asset value.
Participating Dealer:	Any dealer who has entered into a Participation Agreement in relation to the Sub-Fund in form and substance acceptable to the Managers and the Trustee.
REIT:	Real estate investment trust or corporation.
SGD or S\$:	The lawful currency of Singapore.
SGX-ST:	Singapore Exchange Securities Trading Limited.
Units:	Units of the Sub-Fund or Class of the Sub-Fund, as the context may require.
USD or US\$:	The lawful currency of United States of America.
Valuation Point:	The close of business of the last market relevant to the Sub-Fund on the relevant Dealing Day on which the NAV of the Deposited Property is to be determined or such other time as the Managers may with the prior approval of the Trustee determine and the Managers shall inform the Holders of such change if required by the Trustee.