

## BDO DEVELOPED MARKETS PROPERTY INDEX FEEDER FUND


**KEY INFORMATION AND INVESTMENT DISCLOSURE STATEMENT**  
 AS OF November 29, 2017
**FUND FACTS**

<b>Classification:</b> Equity Feeder Fund	<b>Net Asset Value per Unit (NAVPU):</b> USD 106.2388
<b>Launch Date:</b> April 30, 2015	<b>Total Fund NAV:</b> USD 2.722 Million
<b>Minimum Investment:</b> USD 2,000.00	<b>Dealing Period:</b> Up to 4:00pm of any banking day
<b>Minimum Additional Investment:</b> USD 2,000.00	<b>Redemption Settlement:</b> Five (5) banking days after the Valuation Date
<b>Minimum Holding Period:</b> None	<b>Early Redemption Fee:</b> Not applicable

**FEES\***

Trustee Fees: <u>0.0413%</u>	Custodianship Fees: <u>0.0000%</u>	External Auditor Fees: <u>0.0000%</u>	Other Fees: <u>0.0000%</u>
BDO Trust and Investments Group	Citi Bank	Punongbayan & Araullo	None

\*As a percentage of average daily NAV for the month valued at USD 2.395 Million.

**INVESTMENT OBJECTIVE AND STRATEGY**

The Fund aims to provide investment returns by investing in a single collective investment scheme, called the Target Fund, which is invested in a diversified portfolio of globally listed real estate companies and real estate investment trusts (REITs). The Target Fund is the iShares Developed Markets Property Yield UCITS ETF (ISIN: IE00B1FZS350). The Fund's benchmark is the FTSE EPRA/NAREIT Developed Markets Index.

**CLIENT SUITABILITY**

A client profiling process should be performed prior to participating in the Fund to guide the prospective investor if the Fund is suited to his/her investment objectives and risk tolerance. Clients are advised to read the Declaration of Trust/Plan Rules of the Fund, which may be obtained from the Trustee, before deciding to invest.

- ♦The BDO Developed Markets Property Index Feeder Fund is suitable only for individual and corporate investors who have aggressive risk appetite and who seek potentially higher returns through global stock market investments but are also aware of the possibility of capital losses that such investments may entail.
- ♦Participation in the Fund shall be open to Filipino citizens, Philippine residents and domestic corporations with capacity to contract and who are not considered US Persons under the US securities and tax laws.
- ♦Participants/trustors are recommended to stay invested in the Fund for more than three (3) years. The Fund is not suitable for short-term investing.

**KEY RISKS AND RISK MANAGEMENT**

You should not invest in this Fund if you do not understand or are not comfortable with the accompanying risks.

**Market/Price Risk.** Possibility to experience losses due to changes in market prices of securities.

**Liquidity Risk.** Possibility to experience losses due to the fund's inability to convert assets into cash immediately or in instances where conversion to cash is possible but a highly disadvantageous price.

**Foreign Exchange Risk.** Possibility to experience losses due to fluctuations in foreign exchange rates.

**Country Risk.** Possibility to experience losses arising from investments in securities issued by/in foreign countries due to political, economic and social structures of such countries.

All the Fund's investment outlets undergo evaluation in accordance with the Trustee's Investment Policy Manual. Regulatory exposure limits are monitored on a regular basis. The Fund will not use financial derivatives instruments to hedge risks.

**♦THE UIT FUND IS NOT A DEPOSIT AND IS NOT INSURED BY THE PHILIPPINE DEPOSIT INSURANCE CORPORATION (PDIC).**  
**♦RETURNS CANNOT BE GUARANTEED AND HISTORICAL NAVPU IS FOR ILLUSTRATION OF NAVPU MOVEMENTS/FLUCTUATIONS ONLY.**  
**♦WHEN REDEEMING, THE PROCEEDS MAY BE WORTH LESS THAN THE ORIGINAL INVESTMENT AND ANY LOSSES WILL BE SOLELY FOR THE ACCOUNT OF THE CLIENT.**  
**♦THE TRUSTEE IS NOT LIABLE FOR ANY LOSS UNLESS UPON WILLFUL DEFAULT, BAD FAITH OR GROSS NEGLIGENCE.**

**BDO DEVELOPED MARKETS PROPERTY INDEX FEEDER FUND**

**KEY INFORMATION AND INVESTMENT DISCLOSURE STATEMENT (Page 2)**

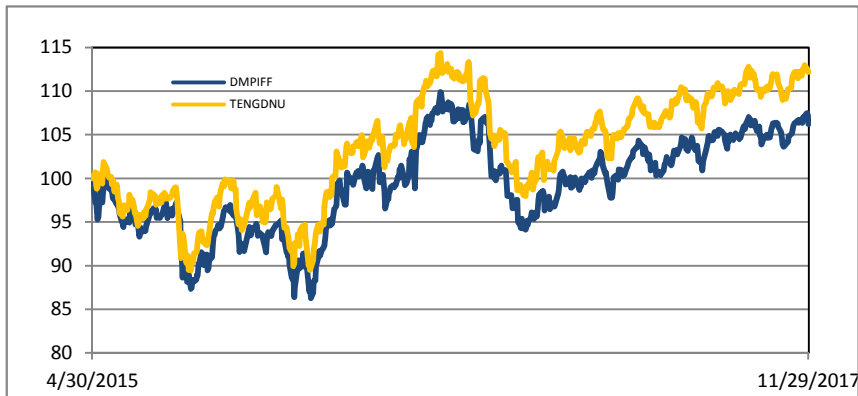
Month Ended November 29, 2017

**FUND PERFORMANCE AND STATISTICS**

**AS OF November 29, 2017**

(Purely for reference purposes and is not a guarantee of future results)

**Fund's NAVPU vs Benchmark**



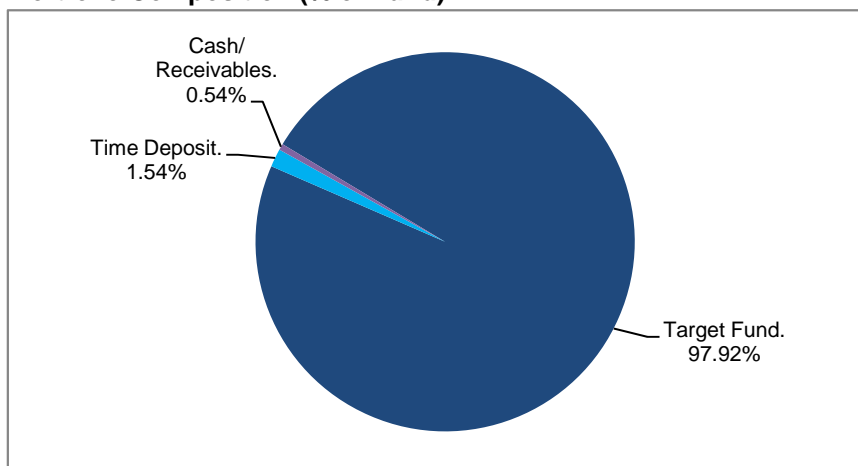
**Cumulative Performance (%)**

Period	1 mo	3 mos	6 mos	1 yr	3 yrs
Fund - BDO DMPPIF <sup>1</sup>	2.25%	1.56%	4.37%	10.55%	na
Benchmark <sup>2</sup>	2.80%	1.32%	4.57%	11.46%	na

<sup>1</sup> Past performance is not indicative of future performance.

<sup>2</sup> The Fund's benchmark is the FTSE EPRA/NAREIT Developed Markets Index (TENGDNNU).

**Portfolio Composition (% of Fund)**



**NAVPU over the past 12 months**

Highest USD 107.4702  
 Lowest USD 95.3406

**Statistics**

Volatility, Past 1 Year<sup>3</sup> 8.92%  
 Sharpe Ratio<sup>4</sup> 1.09  
 Information Ratio<sup>5</sup> -0.08

<sup>3</sup> Volatility measures the degree to which the Fund fluctuates vis-à-vis its average return over a period of time.

<sup>4</sup> Sharpe Ratio is used to characterize how well the return of a Fund compensates the investor for the level of risk taken. The higher the number, the better.

<sup>5</sup> Information Ratio measures reward-to-risk efficiency of the portfolio relative to the benchmark. The higher the number, the higher the reward per unit of risk.

**OTHER BASIC FUND FACTS**

<b>Trust Fee:</b> 0.50% p.a.
<b>Bloomberg Ticker:</b> <BDODMPI PM>
<b>Initial NAVPU:</b> USD 100.00
<b>NAVPU Availability:</b> Every trading day at 4:00 p.m.
<b>Participation/Redemption Conditions:</b> Admission and Redemption orders are subject to a one (1) day advanced notice requirement ("Order Date"). Actual admission/redemption date is the date following the Order Date ("Valuation Date").
<ul style="list-style-type: none"> <li>The results of the latest annual audit are available to all participants upon request via email (investments@bdo.com.ph)</li> <li><b>Distribution Channels:</b> Head Office, Invest Online and Local BDO Branches</li> </ul>

## BDO DEVELOPED MARKETS PROPERTY INDEX FEEDER FUND

## KEY INFORMATION AND INVESTMENT DISCLOSURE STATEMENT (Page 3)

Month Ended November 29, 2017

## OTHER DISCLOSURES

## RELATED PARTY TRANSACTIONS

The Fund has investments and trade transactions with BDO Unibank, Inc., its subsidiaries and related parties, as follows:

	Transaction	Market Value (Mln)
<b>BDO Unibank, Inc.</b>	Time Deposit Placement	0.042

Investments in the said outlets were approved by the Trust Committee. Likewise, all related party transactions are conducted on an arm's length and best execution basis and within established limits.

## INVESTMENT POLICY / PROSPECTIVE INVESTMENTS

As a feeder fund, the Fund shall invest at least 90% of its assets in a single collective investment scheme called the Target Fund. The Target Fund is registered/authorized/approved by a regulatory authority that is a member of the International Organization of Securities Commissions (IOSCO) and managed by reputable fund manager/s, the investment objectives and policies of which are generally consistent with those of the Fund. The Target Fund must neither be structured nor similarly structured as a feeder fund or fund-of-funds. The remaining portion of the assets (maximum of 10%) will be invested and reinvested by the Trustee, with full discretionary powers, in deposits in the Trustee's bank or in other banks. The Fund may invest in bank deposits beyond the 10% limit during the transitory period while the Fund switches target fund.

## GENERAL INFORMATION ON THE TARGET FUND

The Target Fund (iShares Developed Markets Property Yield UCITS ETF) is an exchange traded fund (ETF) that aims to provide investors with total return, taking into account both capital and income returns, which reflects the return of FTSE/NAREIT Developed Dividend+ Index as closely as possible. The Target Fund aims to invest as far as possible and practicable in the physical equity securities (e.g. shares of listed real estate companies and REITs) that make up the benchmark index. REITs are closed-ended investment vehicles that invest in, manage and own, real estate.

<b>Issuing Company:</b> iShares II plc	
<b>Fund Manager:</b> BlackRock Asset Management Ireland Ltd	<b>Net Asset Value per Unit (NAVPU):</b> USD 25.98
<b>Structure:</b> Exchange Traded Fund	<b>Domicile:</b> Ireland
<b>Inception Date:</b> October 20, 2006	<b>Total Expense Ratio:</b> 0.59% p.a.

*The Fund Factsheet, Prospectus and relevant information related to the Target Fund are available through its official website at [www.ishares.com](http://www.ishares.com).*

BDO Unibank, Inc.-Trust and Investments Group is regulated by the Bangko Sentral ng Pilipinas (BSP). For any inquiries and complaints relating to our services and products you may 1) call our phonebanking hotline: 631-8000; 2) send an email to [trust.complaints@bdo.com.ph](mailto:trust.complaints@bdo.com.ph); or 3) visit/call/email your assigned Trust Marketing Officer or the Branch Manager/Marketing Officer of your servicing branch. You may also file your complaints at BSP Financial Consumer Protection Department at (632) 708-7087 or [consumeraffairs@bsp.gov.ph](mailto:consumeraffairs@bsp.gov.ph). To know your rights under BSP Circular No. 857 (Regulations on Financial Consumer Protection), please access a copy at the BSP website ([www.bsp.gov.ph](http://www.bsp.gov.ph)).

**BDO DEVELOPED MARKETS PROPERTY INDEX FEEDER FUND**

**KEY INFORMATION AND INVESTMENT DISCLOSURE STATEMENT (Page 4)**  
 Month Ended November 29, 2017

**OTHER DISCLOSURES**

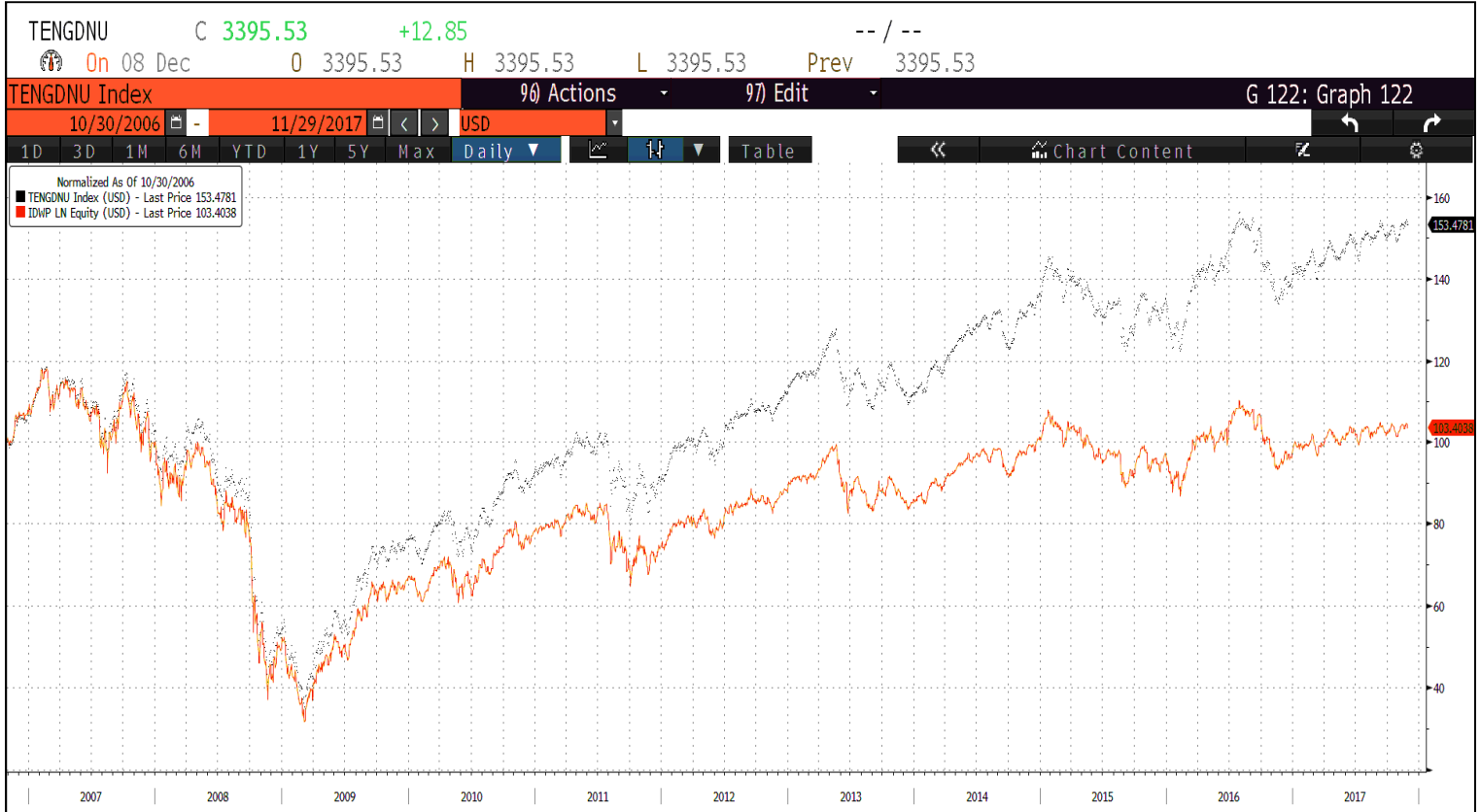
**OUTLOOK AND STRATEGY**

North American Real Estate Securities rose 2.8% in November, following the generally favorable performance of the equity market in the United States. The retail segment in the region finally rebounded, delivering a 7.0% return over M&A related developments. Meanwhile, the datacenter sector, one of the top performing property segments in 2017, was a laggard during the month, returning only 0.5%.

In the Asia Pacific Region, the equity markets saw some slowdown from rallies experienced in previous months. The rise of political optimism resulting from the Japanese general election started to fade. Japanese REITs grew 3.7% for the month, while Japanese developers inched up by a slower pace of 2.7%. Meanwhile, the Hong Kong property scene remains on close watch on US Federal Reserve rate hikes, as expectations have already started to push the Hong Kong Interbank Offered Rate (HIBOR) higher, and reach a nine-year high.

Lastly, real estate stocks in Europe rose 3.0% over the same period, with the UK's market slightly underperforming the rest of the region's. The retail crisis seen in the United States and in other developed markets has started to become more significant in the UK, with several retailers reporting a shift of sales from brick and mortar establishments to online channels. Analysts, however, believe that many of the retailers' stocks have approached oversold levels, and hold the view of a correction in the periods to come.

**TARGET FUND'S HISTORICAL PERFORMANCE VS BENCHMARK**



## BDO DEVELOPED MARKETS PROPERTY INDEX FEEDER FUND

## KEY INFORMATION AND INVESTMENT DISCLOSURE STATEMENT (Page 5)

Month Ended November 29, 2017

## OTHER DISCLOSURES

## Top Ten Holdings of the Target Fund (%)

SIMON PROPERTY GROUP REIT INC	3.69%
PROLOGIS REIT INC	2.56%
PUBLIC STORAGE REIT	2.32%
UNIBAIL-RODAMCO SE REIT	1.87%
AVALONBAY COMMUNITIES REIT INC	1.83%
WELLTOWER INC	1.82%
EQUITY RESIDENTIAL REIT	1.75%
DIGITAL REALTY TRUST REIT INC TRUS	1.75%
SUN HUNG KAI PROPERTIES LTD	1.71%
VONOVIA SE	1.69%
<b>Total</b>	<b>20.99%</b>

## Sectoral Allocation (%)

Industrial & Office Reits	24.78%
Retail Reits	23.84%
Real Estate Holding & Development	15.87%
Specialty Reits	12.40%
Residential Reits	11.95%
Diversified Reits	5.92%
Hotel & Lodging Reits	4.49%
Cash and/or Derivatives	0.62%
Real Estate Services	0.13%
Specialty Finance	0.00%
<b>Total</b>	<b>100.00%</b>

## Country Allocation (%)

United States	54.95%
Hong kong	8.85%
Australia	6.25%
Japan	6.23%
United Kingdom	4.52%
Germany	4.26%
France	3.71%
Canada	3.00%
Singapore	2.22%
Sweden	1.34%
Other	4.67%
<b>Total</b>	<b>100.00%</b>

## Currency Allocation (%)

USD	55.88%
EUR	10.67%
HKD	8.29%
JPY	6.29%
AUD	6.26%
GBP	4.67%
CAD	3.01%
SGD	2.24%
SEK	1.35%
CHF	0.99%
Others	0.36%
<b>Total</b>	<b>100.01%</b>

\*Due to rounding, the sum may not equal to 100%

Target Fund Total Fund NAV: USD 3,495 Million