

Important Information

- I. Value Partners Japan REIT Fund (the "Fund") invests primarily in real estate investment trusts ("REITs") listed in Japan.
- II. The Fund is subject to concentration risk as a result of the concentration of its investments in the Japanese real estate sector. The Fund may be more volatile than other broad-based funds.
- III. Investing in REITs may also involve risks associated with the ownership of real estate, as well as other risks e.g. operation and management risk, interest rate risk, liquidity risk, regulatory risk and leverage risk.
- IV. The Fund may also invest in financial derivative instruments for both hedging and investment purposes. These instruments can be highly volatile and expose investors to increased risk of loss.
- V. In respect of the distribution units for the Fund, the distribution rate is not guaranteed. Distribution yield is not indicative of the return of the Fund. Distribution may be paid from capital of the Fund at the Manager's discretion. This amounts to a return or withdrawal of part of the amount you originally invested or capital gains attributable to that and may result in an immediate decrease in the value of units of the relevant distribution units.
- VI. The Fund is not authorized by the SFC under the Code on Real Estate Investment Trust but is authorized under the Code on Unit Trusts and Mutual Funds, such authorization does not imply official recommendation. You should not make investment decision on the basis of this material alone. Please read the explanatory memorandum for details and risk factors.



Q2 2025

CIES Eligible*

Value Partners Japan REIT Fund



Maximizing Income Potential:

Benefits from Japan REITs' Attractive Income¹ and Currency-Hedged Share Classes

Prime Opportunities:

Japan as the Largest Market Value REITs Market in Asia-Pacific²

The Power of Diversification:

Well-diversified across various types of properties: Industrial, Office, Residential, Retail, Hotel and Healthcare

¹ This refers to yield of Japan REITs asset class only and not the distribution yield of the Fund. The distribution yield of the Fund is not guaranteed. Please refer to Important Information V for further details. ² Source: Bloomberg, as at 31 March 2025.



Investment objective and strategy

The Fund aims to provide long-term capital appreciation and income generation primarily through investment in real estate investment trusts ("REITs") listed (including REITs initial public offerings) in Japan.

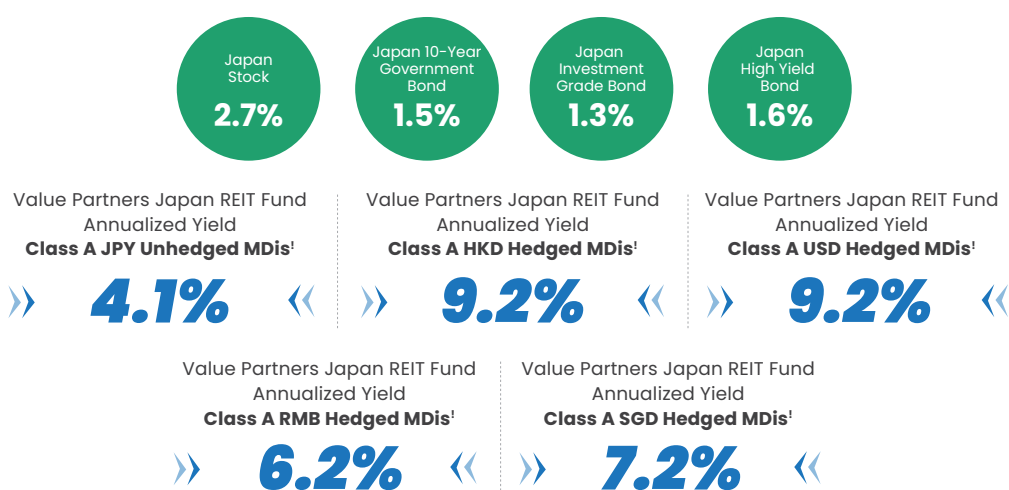


Why invest in Value Partners Japan REIT Fund?

Maximizing Income Potential: Benefits from Japan REITs' Attractive Income¹ and Currency-Hedged Share Classes

- Japan Real Estate Investment Trust (REITs) is one of the asset classes offering the highest yield in Japanese Yen (JPY) terms.
This refers to yield of Japan REITs asset class only and not the distribution yield of the Fund. The distribution yield of the Fund is not guaranteed. Please refer to Important Information V for further details.
- As the interest rate remains low in Japan relative to other currencies, investors can enjoy additional income offered by various currency-hedged share classes. For example, the USD hedged share class allows investors to capture additional income from the difference between the short-term interest rate of the USD and JPY.
- The stable and sustainable income offered by Japan REITs, together with the interest differential of different currencies against Yen, provide investors with an attractive and complementary source of income in today's environment.

Japan Assets Dividend Yield

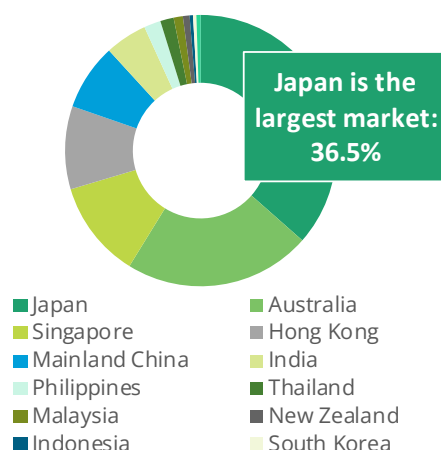


¹ As dividends may be paid out from capital, this may result in an immediate decrease in the NAV per share/unit and may reduce the capital available for the Fund for future investment and capital growth. Distributions are not guaranteed and may fluctuate. Past distributions are not necessarily indicative of future trends, which may be lower. Distribution payouts and its frequency are determined by the manager. The payment of distributions should not be confused with the Fund's performance, rate of return or yield. Positive distribution yield does not imply positive return. Annualized yield of MDis Class is calculated as follows: (Latest dividend amount/NAV as at exdividend date) x 12. Please refer to the offering document further details including the distribution policy.
Source: Bloomberg, Value Partners, FTSE, as of 31 March 2025.

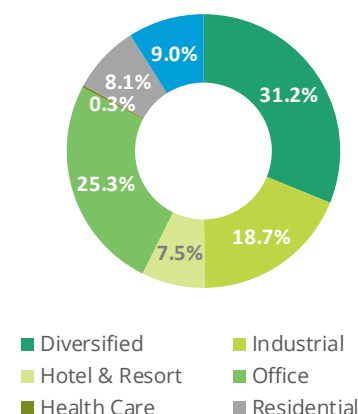
Prime Opportunities: Japan as the Largest Market Value REITs Market in Asia-Pacific²

- The Japan REITs market is the largest in Asia, with a market capitalization of about JPY 15 trillion. It is also well-diversified across industries and locations, offering ample attractive investment opportunities.

APAC REITs market size geographical breakdown



Percentage of properties owned by J-REITs by usage (based on acquisition price)

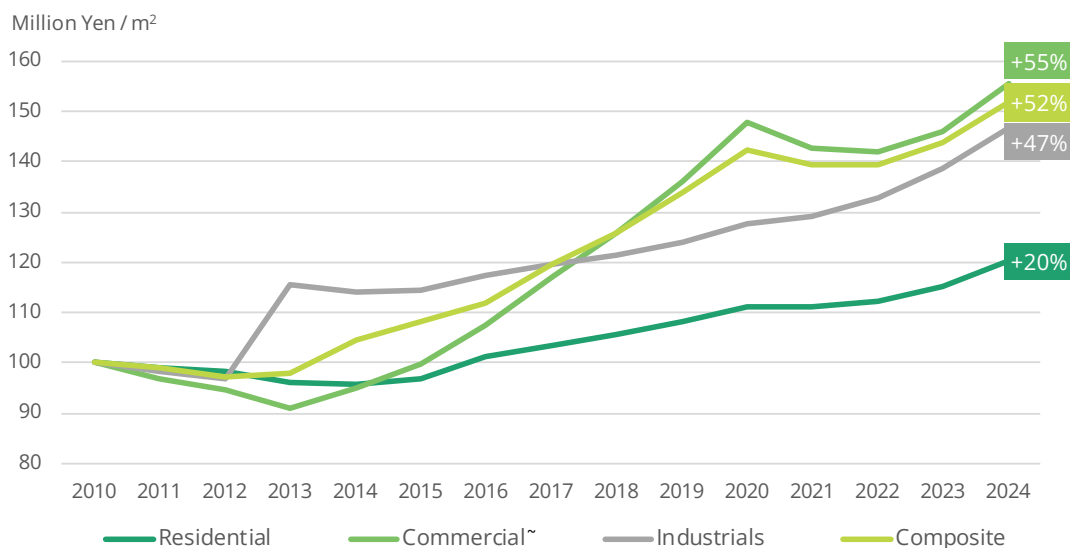


Source: TSE, Bloomberg, Japan land price announcement, Websites of each Exchanges. as of 31 March 2025.

Prime Opportunities: Japan as the Largest Market Value REITs Market in Asia-Pacific²

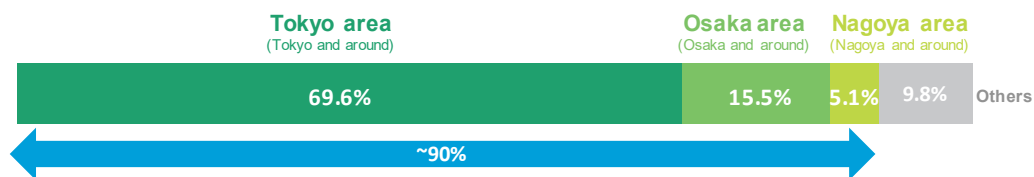
- With Japan's economy gaining more momentum, property prices and rentals are expected to continue their uptrend with further growth. Japan REITs provide investors with an efficient and relatively stable way of capturing the income and growth potentials arising from the recovery of Japan's economy.

Property Land Price Index Trends for Tokyo, Osaka and Nagoya



Source: TSE, Bloomberg, Japan land price announcement, Websites of each Exchanges. as of 31 March 2024.
~Commercial property contains office, hotel and retail real estate.

Over 90% of the invested properties are resided in the 3 largest cities in Japan



Source: The Association for Real Estate Securitization, as of 31 March 2024.

The Power of Diversification: Well-diversified across various types of properties: Industrial, Office, Residential, Retail, Hotel and Healthcare

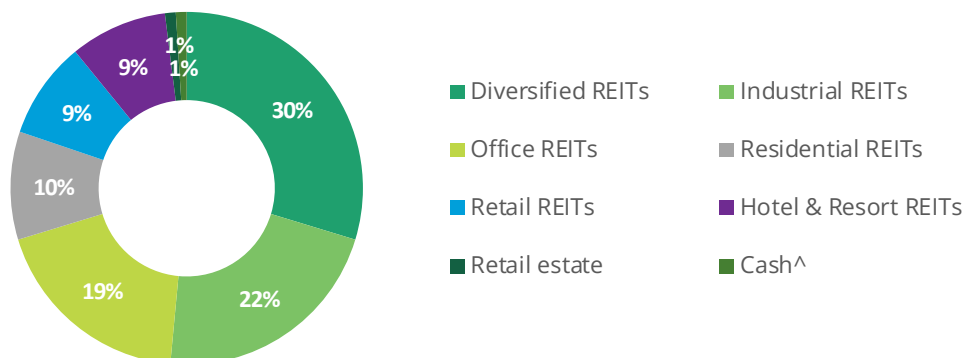
- Japan REITs have a low correlation with equities and bonds in other markets, highlighting the strong diversification benefits it could bring to a portfolio.

The power of risk diversification – Low correlation with popular asset classes

12/2014-12/2024 Correlation coefficient	Japan REITs	U.S. Equities	China Equities	Japan Equities	U.S. Treasury	U.S. Investment-Grade Bond
Japan REITs	1.00	0.13	0.14	0.36	-0.12	0.19
U.S. Equities	0.13	1.00	0.22	0.20	-0.63	-0.12
China Equities	0.14	0.22	1.00	0.44	-0.47	-0.12
Japan Equities	0.36	0.20	0.44	1.00	-0.46	-0.14
U.S. Treasury	-0.12	-0.63	-0.47	-0.46	1.00	0.94
U.S. Investment-Grade Bond	0.19	-0.12	-0.12	-0.14	0.94	1.00

Source: Bloomberg, Value Partners, as of 31 December 2024.

Fund Fact

Sector Exposure[#]

Top Holdings

Name	%	Industry**
Nippon Building Fund Inc	6.7	Office REITs
Japan Metropolitan Fund Invest	6.3	Retail REITs
GLP J-Reit	6.2	Industrial REITs
Nomura Real Estate Master Fund Inc	5.8	Diversified REITs
Nippon Prologis REIT Inc	5.6	Industrial REITs
Japan Real Estate Investment Corp	5.4	Office REITs
KDX Realty Investment Corp	5.2	Diversified REITs
Daiwa House REIT Investment Corp	4.3	Diversified REITs
Invincible Investment Corp	3.7	Hotel & resort REITs
Japan Hotel REIT Investment Corp	3.5	Hotel & resort REITs

Source: Value Partners, as of 31 March 2025.

[#]Exposure refers to net exposure (long exposure minus short exposure). Derivatives e.g. index futures are calculated based on P/L instead of notional exposure.

[^]Cash includes receivables and payables (except cash for collaterals and margins).

^{**}Classification is based on Global Industry Classification Standard (GICS).

Collaboration with Daiwa Asset Management

- Value Partners collaborates with Daiwa Asset Management (Daiwa) focusing on the Japan REITs market. The research findings and ideas would deepen our understanding of the Japan REITs market. With Daiwa's more than 20 years of experience in Japan REITs research together with Value Partners' 30 years of value investing experience, it helps elevate our ability to deliver more diversified investment solutions to our clients.



Explore the Value Partners Website now!
Access the latest fund information[^] and market updates!

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* The Fund is one of the eligible collective investment schemes for the purpose of the New Capital Investment Entrant Scheme (New CIES) in Hong Kong with effect from 1 March 2024.

[^] Fund information refers to Value Partners' funds authorized by the Securities and Futures Commission of Hong Kong. Authorization does not imply official recommendation.

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Investors should note investment involves risk. The price of units may go down as well as up and past performance is not indicative of future results. Investors should read the explanatory memorandum for details and risk factors in particular those associated with investment in real estate related securities. Investors should seek advice from a financial adviser before making any investment. In the event that you choose not to do so, you should consider whether the investment selected is suitable for you. SFC authorization is not a recommendation or endorsement of a scheme nor does it guarantee the commercial merits of a scheme or its performance. It does not mean the scheme is suitable for all investors nor is it an endorsement of its suitability for any particular investor or class of investors. This material has not been reviewed by the Securities and Futures Commission of Hong Kong. Issuer: Value Partners Hong Kong Limited.

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