

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 in the manner set out in the Prospectus.

iFAST-EASTSPRING LION BOND FUND (the "Trust")

Product Type	Unit Trust	Launch Date	11 August 1997
Managers	iFAST Financial Pte. Ltd.	Custodian	The Hongkong and Shanghai Banking Corporation Limited
Trustee	HSBC Institutional Trust Services (Singapore) Limited	Dealing Frequency	Every Business Day
Capital Guaranteed	No	Expense Ratio for period ended 31 December 2021²	Class A: 0.78%

PRODUCT SUITABILITY

WHO IS THE PRODUCT SUITABLE FOR?

- The Trust is only suitable for investors who:
 - o seek medium to long-term capital appreciation; and
 - o are comfortable with the risk of a fund that invests mainly in investment grade bonds of Singapore and major bond markets.

Further Information
Refer to the "Investment Objective, Focus and Approach" section of the Prospectus for further information on product suitability.

KEY PRODUCT FEATURES

WHAT ARE YOU INVESTING IN?

- You are investing in a stand-alone unit trust constituted in Singapore that aims to provide you with an attractive return by investing in assets that are equivalent to or better than single A quality investment grade bonds of Singapore and major bond markets, such as the G7 countries, Australia, New Zealand, Hong Kong and South Korea.
- The Trust currently offers Units in Class A, Class D, Class I and Class M.
- Currently, the Managers intend to make regular distributions for Class D Units (at their absolute discretion). No distributions are intended for the other classes. Please note that the making of distributions may have the effect of lowering the Value of the Trust. If distributions are made out of capital, it may amount to a partial return of your original investment and reduce future returns.

Refer to the "Structure of iFAST-Eastspring Lion Bond Fund", "Investment objective" and "Distributions" sections of the Prospectus for further information on features of the product.

Investment Strategy

- The Trust will be actively managed and the Managers will adopt the following principles in managing it:
 - o focus on achieving positive returns by keeping currency and interest rate risks within set limits;

Refer to the "Investment focus and approach" and "Disclosure on certain

¹ The Prospectus is available from the Managers (at 10 Collyer Quay #26-01, Ocean Financial Centre Building Singapore 049315) and their authorised distributors during normal business hours.

² Expense ratios are not available for the other available classes as at this date.

<ul style="list-style-type: none"> o diversifying the credit, currency and interest rate risks among several investments; and o investing in liquid investments to meet daily subscriptions and realisations of Units. ● The fixed income or debt securities may be issued by any entity anywhere in the world, of any duration, sold at a discount or bearing fixed or variable interest, secured or unsecured, or convertible or non-convertible. They include, but are not limited to, bonds, notes, commercial papers, promissory notes, debentures, loan stocks, certificates of deposit, bills of exchanges, bank and treasury bills and bankers' acceptance. ● The Trust may invest in FDIs for hedging existing positions or efficient portfolio management. FDIs may include foreign exchange forwards, interest rate swaps and listed interest rate futures. 	<p><u>investments</u>" sections of the Prospectus for further information on the investment strategy of the product.</p>
Parties Involved	
<p>WHO ARE YOU INVESTING WITH?</p> <ul style="list-style-type: none"> ● The Managers are iFAST Financial Pte. Ltd.. ● The sub-managers are Eastspring Investments (Singapore) Limited. ● The Trustee is HSBC Institutional Trust Services (Singapore) Limited. ● The Custodian is The Hongkong and Shanghai Banking Corporation Limited. 	<p>Refer to the "<u>The Managers</u>", "<u>The Trustee</u>" and "<u>Other Parties</u>" sections of the Prospectus for further information on their roles and responsibilities and what happens if they become insolvent.</p>
KEY RISKS	
<p>WHAT ARE THE KEY RISKS OF THIS INVESTMENT? The value of the Trust and its distributions (if any) may rise or fall. You should consider the risks of investing in the Trust, as detailed in the Prospectus. Some risk factors to consider are economic, interest rate, political, liquidity, default, foreign exchange, regulatory and repatriation risks. You may lose some or all of your investment (including principal investment). Past performance is not indicative of future performance.</p>	<p>Refer to the "<u>Risks</u>" section of the Prospectus for further information on risks of the product.</p>
Market and Credit Risks	
<p>You are exposed to market risks in the global markets.</p> <ul style="list-style-type: none"> ● The Trust's value may be affected by political and economic developments, exchange controls, changes in taxation, foreign investment policies and other restrictions and controls that may be imposed by the regulators. ● Uncertainty in market conditions cannot be eliminated. <p>You are exposed to counterparty risks.</p> <ul style="list-style-type: none"> ● A counterparty may be unable to perform the contract and default. Such risk may arise at any time and is independent of market activity and developments. 	
Liquidity Risks	
<p>The Trust is not listed and you can redeem only on Dealing Days.</p> <ul style="list-style-type: none"> ● There is no secondary market for the Trust. All realisation requests should be made to the Managers or their authorised distributors. 	
Product-Specific Risks	
<p>You are exposed to the risk of investing in fixed income/debt securities.</p> <ul style="list-style-type: none"> ● The prices of fixed income securities are subject to credit risks and interest rate changes (with longer maturities being more sensitive to rate changes). <p>You are exposed to liquidity risks.</p> <ul style="list-style-type: none"> ● Investments/positions may not always be liquidated or closed at fair market value due to many reasons, such as, legal restrictions, unconventional settlement terms and shortage of buyers. Sudden interest rate changes or severe market disruptions can cause unexpected illiquidity of a security. <p>You are exposed to currency risks.</p>	

<ul style="list-style-type: none"> The value of the Trust may be affected by exchange rate fluctuations and changes in currencies and exchange control regulations. The Managers and the sub-managers may fully or partially hedge the foreign currency exposure. <p>You are exposed to FDIs risks.</p> <ul style="list-style-type: none"> The Trust may use FDIs from time to time and these may negatively impact its value. The Trust may suffer greater losses than if it had not used FDIs. <p>You are exposed to other risks.</p> <ul style="list-style-type: none"> The Trust is exposed to settlement, operational and legal risks. The Trust may be adversely affected by actions of its substantial investors. 	
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FEES AND CHARGES

WHAT ARE THE FEES AND CHARGES OF THIS INVESTMENT?		Refer to the " <u>Fees and Charges</u> " section of the Prospectus for further information on fees and charges.
<u>Payable directly by you</u>		
Preliminary Charge (on gross investment amount)	Class A: Currently 2%, maximum 3%. Class D: Currently 2%, maximum 3%. Class I: Currently 0%, maximum 3%. Class M: Currently 0%, maximum 3%.	
Realisation Charge (on gross realisation proceeds)	Currently 0%, maximum 2%.	
Switching Fee	Currently 0%, maximum 2%.	
Please check with the distributor through whom you are subscribing for Units, as to whether it charges other fees not listed in the Prospectus.		
<u>Payable by the Trust from invested proceeds to the Managers, Trustee and other parties (as a percentage of the Value)</u>		
Annual Management Fee ("AMF") (a) Retained by Managers: (b) Paid by Managers to financial advisers (trailer fee) ³ :	Class A: Currently 0.5% p.a., maximum 0.5% p.a.. (a) 40% to 60% of AMF (b) 40% to 60% of AMF Class D: Currently 0.6% p.a., maximum 0.6% p.a.. (a) 40% to 60% of AMF (b) 40% to 60% of AMF Class I: Currently 0.25% p.a., maximum 0.5% p.a.. (a) 40% to 60% of AMF (b) 40% to 60% of AMF Class M: Currently 0% p.a., maximum 0.5% p.a.. No trailer fee is payable for this class.	
Annual Trustee Fee	Currently 0.035% p.a., maximum 0.1% p.a..	
Audit fee, registrar, custody, valuation and other fees and charges	Each fee or charge may amount to or exceed 0.1% p.a. depending on the proportion it bears to the Value of the Trust.	

VALUATIONS AND EXITING FROM THIS INVESTMENT

HOW OFTEN ARE VALUATIONS AVAILABLE?	Refer to the " <u>Realisation of Units</u> " and " <u>Obtaining Prices of Units</u> " sections of the Prospectus for further information on valuation and exiting from the product.
The Trust is valued on each Dealing Day. The issue and realisation prices of Units are quoted on a forward pricing basis. The indicative prices of Units are available on the website: www.ifastfm.com normally within 2 Business Days of the transaction dates.	
HOW CAN YOU EXIT FROM THIS INVESTMENT AND WHAT ARE THE RISKS AND COSTS IN DOING SO?	
<ul style="list-style-type: none"> You can exit the Trust on any Dealing Day by submitting a realisation form to the Managers or the authorised distributor from whom you subscribed for your Units. First-time investors may, instead of realising Units, cancel the subscription of Units within 7 calendar days from the date of subscription by submitting a cancellation form, subject to cancellation terms and conditions. You may do so 	

³ Your financial adviser is required to disclose to you the amount of trailer fees it receives from the Managers.

<p>without incurring the preliminary charge but you will have to take the risk of any price decrease in the Units since your subscription and pay any administrative fee imposed by the Managers or the relevant authorised distributor.</p> <ul style="list-style-type: none"> You will usually receive the realisation proceeds within 7 Business Days of the receipt and acceptance of your realisation request by the Managers. Your realisation price is determined as follows: <ul style="list-style-type: none"> If you submit the realisation form by 5pm on a Dealing Day, you will be paid a price based on the Value per Unit as at the Valuation Point for such Dealing Day. If you submit the realisation form after 5pm on a Dealing Day, your form shall be treated as having been received on the next Dealing Day. The net realisation proceeds that you will receive will be the realisation price multiplied by the number of Units realised, less any charges. For example: <table style="margin-left: 40px; border-collapse: collapse;"> <tr> <td style="padding-right: 10px;">1,000 Units</td> <td style="padding-right: 10px;">x</td> <td style="padding-right: 10px;">S\$0.9000</td> <td style="padding-right: 10px;">=</td> <td>S\$900.00</td> </tr> <tr> <td>Your realisation request</td> <td></td> <td>Realisation price</td> <td></td> <td>Gross realisation proceeds</td> </tr> <tr> <td colspan="5"> </td> </tr> <tr> <td>S\$900.00</td> <td>-</td> <td>S\$0.00</td> <td>=</td> <td>S\$900.00</td> </tr> <tr> <td>Gross realisation proceeds</td> <td></td> <td>Realisation Charge (0%)</td> <td></td> <td>Net realisation proceeds</td> </tr> </table> 		1,000 Units	x	S\$0.9000	=	S\$900.00	Your realisation request		Realisation price		Gross realisation proceeds						S\$900.00	-	S\$0.00	=	S\$900.00	Gross realisation proceeds		Realisation Charge (0%)		Net realisation proceeds
1,000 Units	x	S\$0.9000	=	S\$900.00																						
Your realisation request		Realisation price		Gross realisation proceeds																						
S\$900.00	-	S\$0.00	=	S\$900.00																						
Gross realisation proceeds		Realisation Charge (0%)		Net realisation proceeds																						
CONTACT INFORMATION																										
HOW DO YOU CONTACT US?																										
For queries or feedback, you may contact the Managers at (65) 6439 3821.																										
APPENDIX: GLOSSARY OF TERMS																										
Business Day	Any day (other than a Saturday, Sunday or public holiday) on which commercial banks are open for business in Singapore.																									
Dealing Day	In connection with the issuance, cancellation and realisation of Units, means every Business Day.																									
FDIs	Financial derivative instruments.																									
G7 countries	Currently comprises Canada, France, Germany, Italy, Japan, the U.K. and the U.S.A..																									
Launch Date	This refers to the earliest launched class that is offered under the Prospectus.																									
p.a.	per annum.																									
Units	Units in the Trust.																									
Valuation Point	The close of business of the last relevant market to close on a Dealing Day or such other time on a Dealing Day as the Managers may from time to time determine with the prior approval of the Trustee.																									
Value	The Value (or net asset value) of the Trust as computed in accordance with in Clause 1(A) of the trust deed relating to the Trust.																									