

# Product Key Facts

BMO MSCI ASIA PACIFIC REAL ESTATE ETF

BMO Global Asset Management (Asia) Limited

12 September 2016

*This is an exchange traded fund.  
This statement provides you with key information about this product.  
This statement is a part of the Prospectus.  
You should not invest in this product based on this statement alone.*

## Quick facts

<b>Stock code:</b>	3121
<b>Trading lot size:</b>	200 Units
<b>Manager:</b>	BMO Global Asset Management (Asia) Limited
<b>Trustee:</b>	Cititrust Limited
<b>Registrar:</b>	Tricor Investor Services Limited
<b>Ongoing charges over a year:</b>	Estimated to be 0.45% <sup>#</sup>
<b>Estimated annual tracking difference:</b>	Estimated to be -0.55% <sup>##</sup>
<b>Index:</b>	MSCI AC Asia Pacific Real Estate Index
<b>Base currency:</b>	HKD
<b>Trading currency:</b>	HKD
<b>Financial year end:</b>	31 December
<b>Dividend policy:</b>	The Manager intends to distribute income to unitholders at least semi-annually (usually in March and September of each year). There is no guarantee of regular distribution and, if distribution is made, the amount being distributed. There is no current intention to make distribution out of capital or effectively out of capital.
<b>ETF website:</b>	<a href="http://www.bmo.hk/etfs">http://www.bmo.hk/etfs</a>

## What is this product?

This is a fund constituted in the form of a unit trust established under Hong Kong law and is a sub-fund of the BMO ETF. The Units of the BMO MSCI Asia Pacific Real Estate ETF (the “**Sub-Fund**”) are listed on The Stock Exchange of Hong Kong Limited (the “**SEHK**”). These Units are traded on the SEHK like listed stocks. The Sub-Fund is a passively managed index tracking exchange traded fund falling under Chapter 8.6 and Appendix I of the Code on Unit Trusts and Mutual Funds. The Sub-Fund has been authorised by the Securities and Futures Commission (the “**SFC**”) under the Code on Unit Trusts and Mutual Funds but not the Code on Real Estate

<sup>#</sup> This is only an estimate as the Sub-Fund is newly set up. The actual figure may be different upon the actual operation of the Sub-Fund and may vary from year to year. The ongoing charges figure represents the sum of the ongoing expenses chargeable to the Sub-Fund expressed as a percentage of the Sub-Fund's average net asset value.

<sup>##</sup> This is an estimated annual tracking difference. Investors should refer to the Sub-Fund's website for information on the actual tracking difference.

Investment Trusts.

## **Objective and Investment Strategy**

### **Objective**

The Sub-Fund aims to provide investment results that, before fees and expenses, closely correspond to the performance of the MSCI AC Asia Pacific Real Estate Index (the “**Index**”).

### **Strategy**

The Manager intends to adopt primarily a full replication strategy to achieve the investment objective of the Sub-Fund. The Manager may however, in the appropriate circumstances, choose to use a representative sampling strategy.

When the Sub-Fund adopts the replication strategy, it will invest in substantially all the Index securities constituting the Index in substantially the same weightings (i.e. proportions) as these Index securities have in the Index.

When the Sub-Fund adopts the representative sampling strategy, it will invest, either directly or indirectly, in securities comprised in the Index, or in securities that are not included in its Index, but which the Manager believes will help the Sub-Fund achieve its investment objective.

Investors should note that the Manager may switch between the full replication and representative sampling strategies without notice to investors and in its absolute discretion.

There is no current intention for the Sub-Fund to:

- (a) invest in any financial derivative instruments for hedging or non-hedging (i.e. investment) purposes; or
- (b) engage in securities lending, repurchase transactions or other similar over-the-counter transactions

but this may change in light of market circumstances and where the Sub-Fund does engage in these types of transactions, prior approval shall be obtained from the SFC and no less than 1 month’s prior notice will be given to the Unitholders.

The investment strategy of the Sub-Fund is subject to the investment and borrowing restrictions set out in the Prospectus.

### **Index**

The Index is a float adjusted modified market capitalisation weighted index that is compiled and published by MSCI Inc., the Index Provider. The Index consists of large- and mid-capitalisation equity across 13 countries in the Asia Pacific region and all securities included are classified in the Real Estate industry group (within the Financials sector) according to the Global Industry Classification Standard (GICS®).

The Index is constructed based on the MSCI Global Investable Market Indexes Methodology. The equity universe of the Index includes listed equity securities, including real estate investment trusts (“**REITs**”) and preferred shares that exhibit characteristics of equity securities. Investability screens including, but not limited to, requirements on minimum size, free float-adjusted market capitalisation, liquidity and length of trading are applied to individual companies and securities in the equity universe which are classified, primarily by the country of incorporation and primary listing, in the countries included in the Index to determine the market investable equity universe. Please refer to the section “Investable Universe and Index Construction” of the Prospectus for further details of the investability screens.

A coverage target range of 85% ± 5% is applied to the free float-adjusted market capitalisation of each country to create a size-segment (known as a Standard Index) consisting of the large- and mid-capitalisation stocks in the market investable equity universe of that country. Within the Standard Index size segment, only securities which are classified by the Global Industry Classification Standard (GICS®) in the Real Estate industry group (within the Financials sector) will be selected as constituents of the Index. The GICS® guidelines are designed by MSCI Inc. in conjunction with S&P Dow Jones Indexes and are used to determine the appropriate industry classification based on the business activities that generate the company's revenues.

The Index was launched on 1 November 2015 and had a base level of 1,000.

The Index is a total return net index. A total return net index calculates the performance of the index constituents on the basis that any dividends or distributions are reinvested after the deduction of any taxes that may apply.

As at 7 September 2016, the Index had a total market capitalisation of USD447 billion and 76 constituents out of the following 13 markets: Australia, Hong Kong, Japan, China, India, Indonesia, Korea, Malaysia, New Zealand, the Philippines, Singapore, Taiwan and Thailand.

The Index is denominated in HKD.

The Manager (and each of its Connected Persons) is independent of MSCI Inc., the Index Provider.

As at 7 September 2016, the 10 largest constituents of the Index (which accounted in aggregate for 39.52% of the Index) were as follows:

Rank	Constituent	Weighting
1	Mitsubishi Estate Co Ltd	5.40%
2	Sun Hung Kai Properties Ltd	4.93%
3	Mitsui Fudosan Co Ltd	4.46%
4	Cheung Kong Property Holdings Ltd	4.40%
5	Scentre Group	4.26%
6	Link REIT	3.70%
7	Daiwa House Industry Co Ltd	3.44%
8	Westfield Corp	3.35%
9	China Overseas Land & Investment Ltd	3.09%
10	Daito Trust Construction	2.50%

You can obtain the most updated list of the constituents of the Index and additional information of the Index including the index methodology and the closing level of the Index from the website of MSCI Inc. at [www.msci.com](http://www.msci.com).

## What are the key risks?

Investment involves risks. Please refer to the Prospectus for details including the risk factors.

### Concentration Risk

- The Sub-Fund's investments are concentrated in a single geographical region (i.e. Asia) and industry (i.e. the real estate sector). The value of the Sub-Fund may be more volatile than that of a fund having a more diverse portfolio of investments.

#### REITs Risks

- The Sub-Fund may directly invest in REITs. The value of any REITs in which the Sub-Fund invests may be adversely affected by fluctuations in the value of their underlying properties as well as defaults by borrowers or tenants. The relevant underlying REIT may not necessarily be authorised by the SFC in Hong Kong. The less liquid nature of REITs compared to other stocks may also affect the Sub-Fund's ability to acquire or dispose of such assets at the price and time it wishes to do so, and consequently may have an adverse impact on the investment performance of the Sub-Fund.

#### New Index Risk

- The Index is a new index having only been launched on 1 November 2015. Given the Index is relatively new, the Sub-Fund may be riskier than other exchange traded funds tracking more established indices with longer operating history.

#### Management Risk

- Because there can be no guarantee that the Sub-Fund's performance is identical to that of the Index, it is subject to management risk. This is the risk that the Manager's strategy, the implementation of which is subject to a number of constraints, may not produce the intended results. In addition, the Manager has absolute discretion to exercise Unitholders' rights with respect to securities comprising the Sub-Fund. There can be no guarantee that the exercise of such discretion will result in the investment objective of the Sub-Fund being achieved.

#### Tracking Error Risk

- The Sub-Fund may use representative sampling strategy. It is therefore possible that the Sub-Fund may be subject to a greater risk of tracking error, which is the risk that its performance may not track that of the Index accurately. Other factors such as fees and expenses, and inability to rebalance the Sub-Fund's holdings in response to changes to the Index may also cause tracking error. There can be no assurance of exact or identical replication at any time of the performance of the Index.

#### Investment Risk

- The Sub-Fund is an investment fund. There is no guarantee of the repayment of principal. Therefore your investment in the Sub-Fund may suffer losses.

#### Emerging Market Risk

- The Sub-Fund invests in a number of Asian emerging markets. Investing in emerging markets involves a greater risk of loss than investing in more developed markets due to, among other factors, greater political, tax, economic, foreign exchange, liquidity and regulatory risks.

#### Foreign Exchange Risk

- An investment in the Sub-Fund may directly or indirectly involve exchange rate risk. The constituent securities of the Index may be denominated in currencies other than the base currency of the Sub-Fund (which is the HKD). Fluctuations in the exchange rates between such currency and the base currency may have an adverse impact on the performance of the Sub-Fund.

#### Passive Investment Risk

- The Sub-Fund is not actively managed and will not adopt any temporary defensive

position against any market downturn. Therefore when there is a decline in the Index, the Sub-Fund will also decrease in value. Investors may suffer significant losses accordingly.

#### Trading Risk

- Generally, retail investors can only buy or sell Units on the SEHK. The trading price of the Units on the SEHK is subject to market forces and may trade at a substantial premium or discount to the net asset value per Unit.
- As investors will pay certain charges (e.g. trading fees and brokerage fees) to buy or sell Units on the SEHK, investors may pay more than the net asset value per Unit when buying Units on the SEHK, and may receive less than the net asset value per Unit when selling Units on the SEHK.

#### Reliance on Market Makers Risk

- Although the Manager ensures that at least one market maker will maintain a market for the Units of the Sub-Fund, it should be noted that liquidity in the market for the Units may be adversely affected if there is no market maker for the Units of the Sub-Fund. The Manager will seek to mitigate this risk by ensuring at least one market maker for the Units of the Sub-Fund gives not less than 3 months' notice prior to terminating market making under the relevant market making agreement(s). It is possible that there is only one SEHK market maker to the Sub-Fund or the Manager may not be able to engage a substitute market maker within the termination notice period of a market maker, and there is also no guarantee that any market making activity will be effective.

#### Early Termination Risk

- The Sub-Fund may be terminated early under certain circumstances, for example, where the Index is no longer available for benchmarking or if the aggregate net asset value of all the Units of the Sub-Fund is less than HKD100 million. Investors should refer to "Termination" in the Prospectus for further details. Investors may suffer a loss when the Sub-Fund is terminated.

### How has the fund performed?

Since the Sub-Fund is newly set up, there is insufficient data to provide a useful indication of past performance to investors.

### Is there any guarantee?

The Sub-Fund does not have any guarantees. You may not get back the amount of money you invest.

### What are the fees and charges?

#### Charges incurred when trading the fund on the SEHK

<u>Fee</u>	<u>What you pay</u>
Brokerage fee	Market rates
Transaction levy	0.0027% <sup>1</sup>
Trading fee	0.005% <sup>2</sup>

<sup>1</sup> Transaction levy of 0.0027% of the trading price of the Units, payable by each of the buyer and the seller.

<sup>2</sup> Trading fee of 0.005% of the trading price of the Units, payable by each of the buyer and the seller.

**Stamp duty**

Nil

### **Ongoing fees payable by the Sub-Fund**

The following expenses will be paid out of the Sub-Fund. They affect you because they reduce the net asset value of the Sub-Fund which may affect the trading price.

	<b><u>Annual rate (as a % of net asset value)</u></b>
<b>Management Fee*</b>	0.45% per annum
<b>Trustee Fee</b>	Included in the management fee
<b>Registrar Fee</b>	Included in the management fee
<b>Performance Fee</b>	Nil
<b>Administration Fee</b>	Included in the management fee
<b>Other Ongoing Costs</b>	Please refer to the Prospectus for details of ongoing costs payable by the Sub-Fund

\* The current fees in respect of the Sub-Fund payable to the Manager as described above may be increased on notice to Unitholders, subject to the permitted maximum rates. Please refer to the section headed "Fees and Expenses" in the Prospectus for further details of the fees and charges payable and the permitted maximum rates of such fee allowed as well as other on-going expenses that may be borne by the Sub-Fund.

### **Other fees**

You may have to pay other fees when dealing in the Units of the Sub-Fund. Please refer to the Prospectus for details of other fees and expenses applicable to the creation or redemption, or dealing in Units. You should also check with your intermediaries on the payment process including the currency that you should use for settling such fees and how they set the exchange rate to be used if any currency conversion is required in the transaction.

### **Additional Information**

You can find the following information in respect of the Sub-Fund at the following website at <http://www.bmo.hk/etfs>.

- (a) the Prospectus and this product key facts statement in respect of the Sub-Fund (as revised from time to time);
- (b) the latest annual audited accounts and interim half yearly unaudited report (in English only);
- (c) any notices for material alterations or additions to the Prospectus or the Sub-Fund's constitutive documents;
- (d) any public announcements made by the Sub-Fund, including information with regard to the Sub-Fund and Index, notices of the suspension of the calculation of the net asset value, changes in fees and the suspension and resumption of trading;
- (e) the near real time estimated net asset value per Unit updated every 15 seconds throughout each Dealing Day in HKD;
- (f) the last closing net asset value and the last closing net asset value per Unit of the Sub-Fund in HKD;
- (g) the composition of the Sub-Fund (updated on a daily basis); and
- (h) the latest list of the Participating Dealers and Market Makers.

Real-time updates about the Index can be obtained through other financial data vendors. Additional and the latest updated information about the Index (including without limitation, a description of the way in which the Index is calculated, any change in the composition of the Index, any change in the method for compiling and calculating the Index) can be obtained via the Manager's website and the Index Provider's website (neither of which, nor any other website referred to in this statement or the Prospectus, has been reviewed by the SFC). Please refer to the section on "Website Information" in the Prospectus for the warning and the disclaimer regarding information contained in such website.

Please refer to the Prospectus for details.

### **Important**

If you are in doubt, you should seek professional advice.

The SFC takes no responsibility for the contents of this statement and makes no representation as to its accuracy or completeness.