



# W.I.S.E. – CSI HK Listed Mainland Real Estate Tracker

(Stock Code: 02839)

**This is an important information and requires your immediate attention. The Units of W.I.S.E. – CSI HK Listed Mainland Real Estate Tracker have ceased trading on The Stock Exchange of Hong Kong Limited from 8 September 2017. Please refer to the Announcement and Notice of the Proposed Cessation of Trading, Termination, Voluntary Delisting, Deauthorisation and Waiver from Strict Compliance with Certain Provisions of the Code on Unit Trusts and Mutual Funds dated 7 August 2017 and all other relevant announcements for details. Such Announcements and Notices can be obtained from the Manager's website. The Manager's website has not been reviewed by the SFC.**

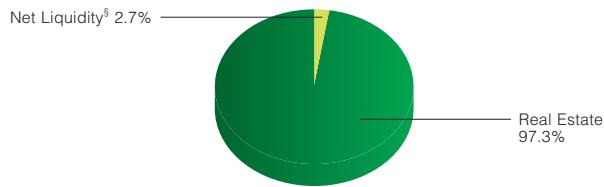
## IMPORTANT NOTES:

- Investment involves risks and W.I.S.E. – CSI HK Listed Mainland Real Estate Tracker (the "Fund") may not be suitable for everyone. Past performance is not indicative of future performance. The Fund is subject to market and exchange rate fluctuations and to the risks inherent in all investments. Price of Units and the income (if any) generated from the Fund may go down as well as up. Investors could face no returns and/or suffer significant loss related to the investments. There is no guarantee in respect of repayment of principal.
- The key risks to which the Fund is subject to include: general investment risk, portfolio concentration risk/ sector concentration risk, emerging market risk/ single country/ region concentration risk, passive investment risk, tracking error risk, trading risks, equity market risk, termination risk and reliance on market maker risks.
- In order to track the CSI Hong Kong Listed Tradable Mainland Real Estate Index (the "Underlying Index"), investments made by the Fund may be concentrated in securities that are closely related to the real estate market in the People's Republic of China ("PRC") Mainland. The performance of the Fund may therefore be subject to the volatility and government policies concerning the real estate market in the PRC Mainland.
- In tracking the Underlying Index, the Fund will invest in PRC companies listed on the SEHK. Such companies may have substantial exposure to the risks in Hong Kong and/or the PRC Mainland. The Fund invests in an emerging market, such as the PRC, which may involve increased risks and special considerations not typically associated with investment in more developed markets.
- Please refer to the offering document of the Fund for further details including investment objectives and policies, charges and expenses, risk factors and the arrangement in the event that the Fund is delisted, before making any investment decision.

## Investment Objectives and Policies

The Fund is an index-tracking exchange traded fund which seeks to provide investment returns, before fees and expenses, that closely correspond to the performance of the Underlying Index. The Fund will adopt a representative sampling strategy and hold a representative sample of the constituent securities of the Underlying Index ("Index Securities") selected by the Manager using quantitative methods to derive a portfolio sample.

## Sector Allocation



## Manager's Comment ▲

The CSI Hong Kong Listed Tradable Mainland Real Estate Index was up as of 7 September 2017.

Among 70 medium and large sized cities, the sale prices of newly constructed commercial residential buildings declined month-on-month (MoM) in 18 cities and increased in 46 cities, the other 6 cities remained the same in August. The largest increase was 1.1%, and the lowest was a decline of 1.0%. Relative to the same month of last year, the largest increase was 16.9%, and the lowest recorded a decline of 2%. The sales of commercial buildings in the first eight months in year 2017 registered an increase of 17.2% year-on-year (YoY). In particular, the sales of residential buildings increased by 14.2% YoY, office buildings up by 26.6% YoY, and buildings for commercial business up by 35.4% YoY.

According to the National Bureau of Statistics, the Consumer Price Index increased 1.8% YoY in August; the prices grew by 1.9% in cities and 1.5% in rural areas. Food prices went down by 0.2%, and the non-food prices increased by 2.3%.

As of September 7, the NAV per unit of the Fund was HKD 10.5465, and the CSI Hong Kong Listed Tradable Mainland Real Estate Total Return Index closed at 1433.7057.

## Fund Data

Fund Manager	BOCI-Prudential Asset Management Limited
Trustee	BOCI-Prudential Trustee Limited
Exchange Listing	SEHK - Main Board
Listing Date	11/1/2011
Base Currency	HKD
Trading Currency	HKD
Ongoing Charges Over a Year ▼	0.93%
Distribution (if any)	Aim to make distributions annually (if any)♦ (Distribution rate is not guaranteed)
Latest Distribution Record (Amount of Distribution per unit)	HKD 0.12
Trading Board Lot Size	500 Units
Fund Size (Million)	HKD 13.18
NAV per unit	HKD 10.5465
Website	<a href="http://www.boci-pru.com.hk">www.boci-pru.com.hk</a>

Please refer to the Prospectus for details of other fees and charges.

## Top Ten Holdings

1	CHINA OVERSEAS LAND & INVEST	18.1%
2	COUNTRY GARDEN HOLDINGS CO	18.0%
3	CHINA EVERGRANDE GROUP	14.0%
4	CHINA RESOURCES LAND LTD	9.4%
5	CHINA VANKE CO LTD-H	6.1%
6	SUNAC CHINA HOLDINGS LTD	6.0%
7	LONGFOR PROPERTIES	4.7%
8	SHIMAO PROPERTY HOLDINGS LTD	2.7%
9	SHUI ON LAND LTD	2.3%
10	SINO-OCEAN GROUP HOLDING LTD	2.2%



中銀國際  
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PRUDENTIAL  
英國保誠

中銀保誠資產管理  
BOCI-Prudential Asset Management



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	Cumulative Performance (HKD) <sup>▲</sup>						Calendar Year Performance (HKD)				
	3 Months(%)	Year To Date (%)	1 Year (%)	3 Years (%)	5 Years (%)	Since Inception <sup>#</sup> (%)	2012(%)	2013(%)	2014(%)	2015(%)	2016(%)
W.I.S.E. – CSI HK Listed Mainland Real Estate Tracker	27.03	91.61	67.52	110.93	113.16	77.33	68.88	-10.24	-4.15	13.71	-12.29
CSI Hong Kong Listed Tradable Mainland Real Estate Total Return Index	30.22	97.77	72.24	120.81	129.64	104.68	73.89	-7.69	-3.15	14.29	-12.23

<sup>▲</sup> The Units of the Fund have ceased trading on The Stock Exchange of Hong Kong Limited from 8 September 2017. As a result, the Cumulative Performance figures were calculated up to 7 September 2017 (i.e. the last trading day of the Fund).

Currently, the fund performance is calculated in fund's base currency on NAV-to-NAV basis with gross distribution reinvested (Source: BOCI-Prudential Asset Management Limited). The CSI Hong Kong Listed Tradable Mainland Real Estate Total Return Index is used to calculate index performance (Source: China Securities Index Co., Ltd).

<sup>▲</sup> The manager's comment above solely reflects the opinion, view and interpretation of the fund managers as of the date of issuance of this document. Investors should not solely rely on such information to make any investment decision.

<sup>§</sup> "Net Liquidity" was formerly named as "Cash".

<sup>▼</sup> The ongoing charges figure is based on expenses for the period ended 31 December 2016. This figure may vary from year to year. The expenses include (without limitation) management fee and charges and payments deducted from the assets of the Fund on a periodic basis but do not include certain items such as payments to third parties regarding costs incurred in relation to the acquisition or disposal of any assets of the Fund and taxes (if applicable).

<sup>#</sup> Starting from Issue Aug 2013, the word "Listing" was replaced by "Inception".

<sup>◆</sup> The Manager may in its discretion make distributions to Unitholders in each financial year, usually in around December, as the Manager considers appropriate, having regard to the net income of the Fund. Distributions are not guaranteed and the Manager may in its sole and absolute discretion decide not to make any distributions in a financial year.

The information herein is based on sources believed to be reliable and the opinions contained herein are for reference only. BOCI-Prudential Asset Management Limited makes no representation, warranty or undertaking, whether express or implied, in relation to the information, projections or opinions in this document or the basis upon which any such projections or opinions have been based. All such information, projections and opinions are subject to change without notice. The document and the Manager's website have not been reviewed by the SFC.