AmWealth Group Wealth Management

AmFunds Management

Fund Factsheet October 2026

AmAsia Pacific REITs Plus#

3-year Fund Volatility 11.1 Moderate Lipper Analytics 30 Sep 2026

Fund Overview

Investment Objective

AmAsia Pacific REITs Plus# (the "Fund") aims to provide regular income* and to a lesser extent capital appreciation over the medium to long-term by investing in real estate investment trusts (REITs) and equities in the real estate sector.

The word "Plus" is used in the Fund's name as the Fund is a continuation of the AmAsia Pacific REITs and the Fund may invest in listed equities in the real estate sector.

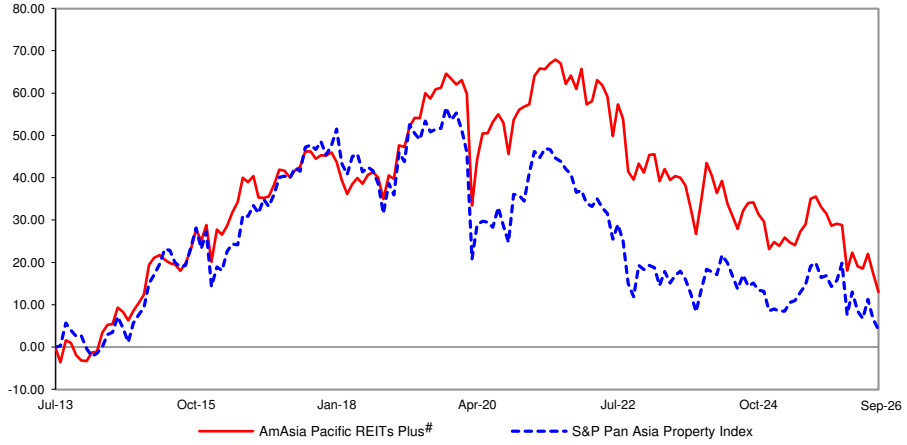
The Fund is suitable for investors:

- seeking investment exposure in real estate sector through a diversified portfolio of REITs and real estate equities in Asia Pacific region. Portfolio diversification is obtained by investing in REITs of various sub-sectors (for example residential, commercial and industrial) and real estate equities; and
- seeking potential regular income* and to a lesser extent capital appreciation over the medium to long-term**.

Notes: *The income could be in the form of units or cash.
** Medium to long-term refers to a period of at least three (3) years.
Any material change to the investment objective of the Fund would require Unit Holders' approval.

Fund Performance (as at 30 September 2026)

Cumulative performance over the period (%)



Performance Table (as at 30 September 2026)

Cumulative Return (%)	YTD	1 Month	6 Months	1 Year	3 Years	5 Years
Fund	-12.13	-3.75	-4.28	-16.60	-14.72	-30.29
*Benchmark	-8.97	-2.42	-3.33	-13.21	-7.51	-26.77

Annualised Return (%)	3 Years	5 Years	10 Years	Since Inception
Fund	-5.17	-6.96	-2.14	0.91
*Benchmark	-2.57	-6.04	-2.45	0.50

Calendar Year Return (%)	2025	2024	2023	2022	2021
Fund	4.50	-14.19	1.60	-14.77	6.18
*Benchmark	5.34	-8.35	0.08	-13.65	0.87

*S&P Pan Asia Property Index
Source Benchmark: *AmFunds Management Berhad
Source Fund Return : Novagni Analytics and Advisory Sdn. Bhd.

The returns presented are net of all relevant fees, charges, and costs associated with the unit trust investment. These may include, but are not limited to, management fees, trustee fees, and other applicable charges. Over time, such fees and charges can materially reduce the overall returns on your investment.

It is important to note that the sales charge is deducted upfront and directly reduces the amount of the initial investment that is allocated to the fund, which in turn can have the effect of lowering returns to investors in the long run. These costs may be deducted from your investment amount, from the returns generated, or directly from the Fund's assets, and are reflected in the unit price (NAV per unit). This includes expenses related to the marketing and distribution of the Fund. Additionally, all fees and charges payable to the Manager and the Trustee are subject to applicable taxes and/or duties, which may vary from time to time as imposed by the government.

Given the impact these costs can have on your investment returns, investors are strongly advised to read and understand the contents of the Fund's prospectus and consider the cumulative impact of these costs before making any investment decision.

Past performance is not necessarily indicative of future performance and that unit prices and investment returns may go down, as well up.

Fund Facts

Fund Category / Type
Real Estate (REITs) / Income & Growth

Base Currency
MYR

Investment Manager
AmFunds Management Berhad

Launch Date
1 July 2013

Initial Offer Price
MYR 0.5000

Minimum Initial Investment
MYR 1,000

Minimum Additional Investment
MYR 500

Annual Management Fee
Up to 1.50% p.a. of the NAV of the Fund

Annual Trustee Fee
Up to 0.08% p.a. of the NAV of the Fund, subject to a minimum fee of MYR 10,000 p.a.

Entry Charge
Up to 5.00% of the NAV per unit of the Class

Exit Fee
Nil

Redemption Payment Period
Within seven (7) Business Days of receiving the redemption request.

Income Distribution
Subject to availability of income, distribution will be paid at least once a year.

Data as at 30 September 2026

NAV Per Unit*	MYR 0.3672
Fund Size*	MYR 3.01 million
Unit in Circulation*	8.20 million
1- Year NAV High*	MYR 0.4728 (23 Oct 2025)
1- Year NAV Low*	MYR 0.3641 (29 Sep 2026)

Source: AmFunds Management Berhad
The above fees and charges may be subject to any applicable taxes and/or duties (imposed by the Government of Malaysia which are payable by the unit holder(s) and/or the Fund (as the case may be) at the prevailing rate.

Income Distribution History

Year	Total Net Payout per unit (Sen)	Yield (%)
2026	2.32	5.67
2025	0.41	0.89
2024	N/A	N/A
2023	0.39	0.70
2022	2.30	3.81

Source: AmFunds Management Berhad
Historical income distribution is not indicative of future income distribution payout. The income could be in the form of units or cash. Unit prices and income distribution, if any, may rise or fall. Where an income distribution is declared, investors are advised that following the distribution the net asset value per unit will be reduced from cum-distribution NAV to ex-distribution NAV.

Asset Allocation (as at 30 September 2026)

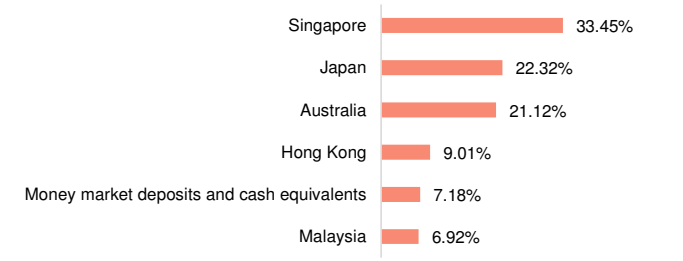
Source: AmFunds Management Berhad

Top 5 Holdings (as at 30 September 2026)

Goodman Group	6.12%
CapitaLand Ascendas REIT	5.75%
Mitsubishi Estate Co., Ltd	5.28%
Mitsui Fudosan Co., Ltd	5.20%
Sun Hung Kai Properties Limited	4.68%

Source: AmFunds Management Berhad

Country Allocation (as at 30 September 2026)



Source: AmFunds Management Berhad

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Based on the Fund’s portfolio returns as at 30 September 2026, the Volatility Factor ("VF") for this Fund is 11.1 and is classified as "Moderate" (Source: Lipper). "Moderate" Includes funds with VF that are higher than 8.530 and lower than 11.765 (Source: Lipper). The VF means there is a possibility for the Fund in generating an upside return or downside return around this VF. The Volatility Class ("VC") is assigned by Lipper based on quintile ranks of VF for qualified funds. VF is subject to monthly revision and VC will be revised every six months. The Fund’s portfolio may have changed since this date and there is no guarantee that the Fund will continue to have the same VF or VC in the future. Presently, only funds launched in the market for at least 36 months will display the VF and its VC.

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