

AmPRS-Asia Pacific REITs Class I

Fund Overview

Investment Objective

AmPRS – Asia Pacific REITs (the "Fund") aims to provide income* and to a lesser extent capital appreciation over the medium to long term by primarily investing in real estate investment trusts (REITs).

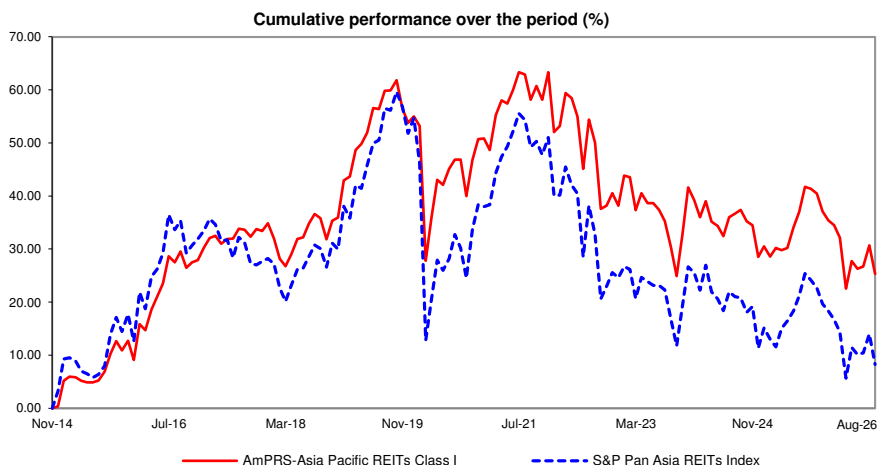
The Fund is suitable for Members seeking:

- an investment exposure through a diversified portfolio of REITs in Asia Pacific region; and
- income* and to a lesser extent capital appreciation over the medium to long term

Notes: *Income distribution (if any) will be reinvested in the form of units.

Any material change to the investment objective of the Fund would require Unit Holders' approval.

Fund Performance (as at 31 August 2026)



Performance Table (as at 31 August 2026)

Cumulative Return (%)	YTD	1 Month	6 Months	1 Year	3 Years	5 Years
Fund	-7.44	-4.09	-5.15	-11.57	-7.36	-23.07
*Benchmark	-8.53	-5.03	-5.33	-13.66	-11.50	-29.86
Annualised Return (%)	3 Years	5 Years	10 Years	Since Inception		
Fund	-2.52	-5.11	-0.17	1.94		
*Benchmark	-3.99	-6.84	-2.08	8.62		
Calendar Year Return (%)	2025	2024	2023	2022	2021	
Fund	5.37	-9.26	2.51	-15.41	8.37	
*Benchmark	6.28	-12.07	1.61	-17.48	9.18	

*S&P Pan Asia REITs Index

Source Benchmark: *AmFunds Management Berhad

Source Fund Return : Novagmi Analytics and Advisory Sdn. Bhd.

The returns presented are net of all relevant fees, charges, and costs associated with the private retirement schemes 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 disclosure documents 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 and Growth

Base Currency

MYR

Investment Manager

AmFunds Management Berhad

Launch Date

19 November 2014

Initial Offer Price

MYR 0.5000

Minimum Initial Contribution

Lump sum: MYR 500

Regular saving plan: MYR 100

Minimum Additional Contribution

Lump sum: MYR 100

Regular saving plan: MYR 100

Annual Management Fee

Up to 1.25% p.a. of the NAV attributable to this Class of units of the Fund.

Annual Scheme Trustee Fee

Up to 0.04% p.a. of the NAV of the Fund (excluding foreign sub-custodian fee).

PPA Administrative Fee

0.04% p.a. of the NAV of the Fund, payable to the PPA

Sales Charge

Nil

Redemption Charge

Nil

Redemption Payment Period

Within seven (7) Business Days after the PRS Provider received a complete withdrawal request from a Member.

Income Distribution

Subject to availability of income, distribution (if any) is paid at least once a year and will be reinvested.

*Data as at 31 August 2026

NAV Per Unit* MYR 0.5320

Fund Size* MYR 10.64 million

Unit in Circulation* 19.99 million

1- Year NAV High* MYR 0.6152 (28 Oct 2025)

1- Year NAV Low* MYR 0.5179 (30 Mar 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.

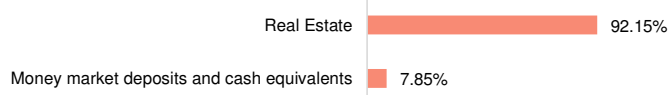
Income Distribution History

Year	Total Net Payout per unit (Sen)	Yield (%)
2026	N/A	N/A
2025	N/A	N/A
2024	N/A	N/A
2023	N/A	N/A
2022	1.00	1.42

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.

Sector Allocation (as at 31 August 2026)



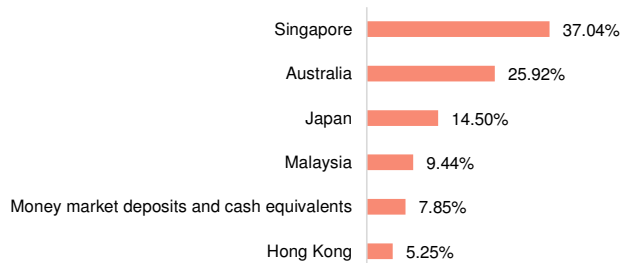
Source: AmFunds Management Berhad

Top 5 Holdings (as at 31 August 2026)

Goodman Group	9.25%
Link Real Estate Investment Trust	5.25%
UI Boustead REIT	4.90%
Centurion Accommodation REIT	4.86%
Lendlease Global Commercial REIT	4.73%

Source: AmFunds Management Berhad

Country Allocation (as at 31 August 2026)



Source: AmFunds Management Berhad

PRS Provider's Commentary (as at 31 August 2026)

Asian REIT markets weakened broadly in August 2026 as investors turned more cautious amid rising global interest rate expectations and higher bond yields. Australian REITs (A-REITs) were the worst performer, declining 6.7%, as higher long-term yields and risk-off sentiment weighed on valuations across the sector. Singapore REITs (S-REITs) fell 2.9%, pressured by expectations of a potential Fed rate hike in September 2026 and a steeper yield curve. Japanese REITs (J-REITs) declined 3.7%, reversing the rebound seen through late June and July, as investors priced in a possible Bank of Japan rate hike in September alongside rising Japanese long-term interest rates.

Source: AmFunds Management Berhad

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