

Semi-Annual Report for

Asia-Pacific Property Equities

31 May 2025



AmInvest

Growing Your Investments in a Changing World

TRUST DIRECTORY

Manager

AmFunds Management Berhad
9th & 10th Floor, Bangunan AmBank Group
55 Jalan Raja Chulan
50200 Kuala Lumpur

Trustee

AmanahRaya Trustees Berhad

Auditors and Reporting Accountants

Ernst & Young PLT

Taxation Adviser

Deloitte Tax Services Sdn Bhd

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MANAGER'S REPORT

Dear Unitholders,

We are pleased to present you the Manager's report and the unaudited accounts of Asia-Pacific Property Equities ("Fund") for the financial period from 1 December 2024 to 31 May 2025.

Salient Information of the Fund

Name	Asia-Pacific Property Equities ("Fund")
Category/ Type	Feeder (Asia-Pacific Property Equity) / Capital growth and income
Name of Target Fund	Janus Henderson Horizon Asia-Pacific Property Income Fund
Fund Objective	<p>The Fund seeks to provide income, with a dividend yield higher than the benchmark, plus the potential for capital growth over the long term.</p> <p><i>Note: Any material change to the investment objective of the Fund would require Unit Holders' approval.</i></p>
Duration	<p>The Fund was established on 18 July 2006 and shall exist for as long as it appears to the Manager and the Trustee that it is in the interests of the unitholders for it to continue. In some circumstances, the unitholders can resolve at a meeting to terminate the Fund.</p>
Performance Benchmark	<p>FTSE EPRA Nareit Developed Asia Dividend Plus Index. (obtainable from: www.aminvest.com)</p> <p><i>Note: The Fund adheres to the benchmark of the Target Fund. The risk profile of the performance benchmark is not the same as the risk profile of the Fund</i></p> <p><i>Source: London Stock Exchange Group plc and its group undertakings, including FTSE International Limited (collectively, the "LSE Group"), European Public Real Estate Association ("EPRA"), and the National Association of Real Estate Investments Trusts ("Nareit") (and together the "Licensor Parties"). © LSE Group 2025. FTSE Russell is a trading name of certain LSE Group companies. "FTSE®" and "Russell®" are a trade mark(s) of the relevant LSE Group companies and are used by any other LSE Group company under license. "Nareit®" is a trade mark of Nareit, "EPRA®" is a trade mark of EPRA and all are used by the LSE Group under license. All rights in the FTSE EPRA NAREIT Global Real Estate Index Series index(es) or data vest in the Licensor Parties. The Licensor Parties do not accept any liability for any errors or omissions in the indexes or data and no party may rely on any indexes or data contained in this communication. No further distribution of data from the LSE Group is permitted without the relevant LSE Group company's express written consent. The Licensor Parties do not promote, sponsor or endorse the content of this communication.</i></p>

Income Distribution Policy	<p>Subject to the availability of income, distribution will be made at least once every year.</p> <p>At the Manager's discretion, the Fund may distribute from its gain, income and capital. The rationale for distribution out of capital is to allow the Fund the ability to (i) distribute income on a regular basis in accordance with the distribution policy of the Fund or (ii) increase the amount of distributable income to the unit holders, after taking into consideration the risk of distributing out of capital.</p> <p>Distribution out of the Fund's capital has the effect of lowering the NAV of the Fund, may reduce part of the unit holders' original investment and may also result in reduced future returns to unit holders. When a substantial amount of the original investment is being returned to the unit holders, it has a risk of eroding the capital of the Fund and may, over time, cause the NAV of the Fund to fall. The greater the risk of capital erosion that exists, the greater the likelihood that, due to capital erosion, the value of future returns would also be diminished</p>
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Fund Performance Data

Portfolio Composition	Details of portfolio composition of the Fund as at 31 May 2025 and for the past three financial years are as follows:				
		As at 31.05.2025 %	As at 30 November		
			2024 %	2023 %	2022 %
	Foreign Collective Investment Scheme	90.38	91.83	97.80	97.08
	Money market deposits and cash equivalents	9.62	8.17	2.20	2.92
	Total	100.00	100.00	100.00	100.00
	Note: The abovementioned percentages are calculated based on total net asset value.				
Performance Details	Performance details of the Fund for the financial period ended 31 May 2025 and three financial years ended 30 November are as follows:				
		FPE 31.05.2025	FYE 2024	FYE 2023	FYE 2022
	Net asset value (RM)	4,217,958	4,629,846	5,591,861	6,576,286
	Units in circulation	4,574,527	4,655,442	5,477,589	5,980,671
	Net asset value per unit (RM)	0.9221	0.9945	1.0209	1.0996
	Highest net asset value per unit (RM)	1.0026	1.1069	1.1406	1.3179
	Lowest net asset value per unit (RM)	0.8692	0.9563	1.0186	1.0996
	Benchmark performance (%)	2.16	-6.77	-5.88	-9.57
	Total return (%) ⁽¹⁾	-2.89	-2.59	-4.28	-9.83
	- Capital growth (%)	-7.17	-2.59	-7.34	-13.93
	- Income distribution (%)	4.28	-	3.06	4.10
	Gross distribution (RM sen per unit)	4.2597	-	4.45	6.49
	Net distribution (RM sen per unit)	4.2597	-	3.36	5.24

	FPE 31.05.2025	FYE 2024	FYE 2023	FYE 2022
Total expense ratio (%) ⁽²⁾	0.42	0.65	0.52	0.50
Portfolio turnover ratio (times) ⁽³⁾	0.04	0.13	0.07	0.06

Note:

- (1) Total return is the actual return of the Fund for the respective financial period/years computed based on the net asset value per unit and net of all fees. Total return is calculated based on the published NAV/unit (last business day).
- (2) Total expense ratio ("TER") is calculated based on the total fees and expenses incurred by the Fund divided by the average fund size calculated on a daily basis.
- (3) Portfolio turnover ratio ("PTR") is calculated based on the average of the total acquisitions and total disposals of investment securities of the Fund divided by the average fund size calculated on a daily basis.

Average Total Return (as at 31 May 2025)

	Asia-Pacific Property Equities ^(a) %	Benchmark ^(b) %
One year	-6.69	-2.86
Three years	-6.35	-6.55
Five years	-2.57	-2.49
Ten years	0.69	0.37

Annual Total Return

Financial Years Ended (30 November)	Asia-Pacific Property Equities ^(a) %	Benchmark ^(b) %
2024	-2.59	-6.77
2023	-4.28	-5.88
2022	-9.83	-9.57
2021	5.06	5.46
2020	-6.19	-14.68

(a) Source: Novagani Analytics and Advisory Sdn. Bhd.

(b) FTSE EPRA Nareit Developed Asia Dividend Plus Index (Available at www.aminvest.com).

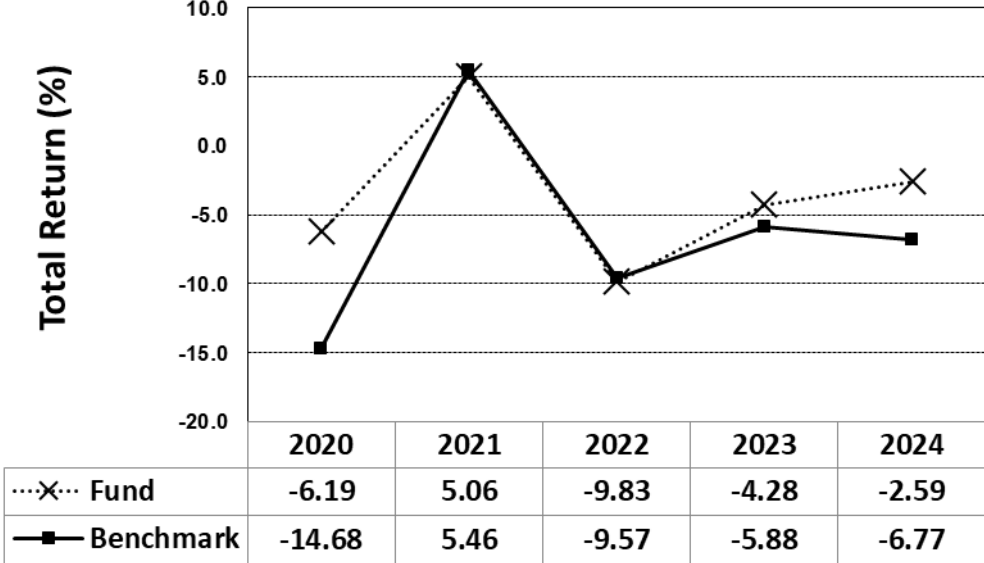
** Benchmark

– from 18 July 2006 to 26 March 2025

FTSE EPRA/NAREIT Pure Asia Total Return Net Dividend Index.

The Fund performance is calculated based on the net asset value per unit of the Fund. Average total return of the Fund and its benchmark for a period is computed based on the absolute return for that period annualised over one year.

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

Fund Performance	<p>For the financial period under review, the Fund registered a negative return of 2.89% comprising of negative 7.17% capital and 4.28% income distribution.</p> <p>Thus, the Fund's negative return of 2.89% has underperformed the benchmark's return of 2.16% by 5.05%.</p> <p>As compared with the financial year ended 30 November 2024, the net asset value ("NAV") per unit of the Fund decreased by 7.28% from RM0.9945 to RM0.9221, while units in circulation decreased by 1.74% from 4,655,442 units to 4,574,527 units.</p> <p>The following line chart shows comparison between the annual performances of Asia-Pacific Property Equities and its benchmark for the financial years ended 30 November.</p> <div><table><thead><tr><th></th><th>2020</th><th>2021</th><th>2022</th><th>2023</th><th>2024</th></tr></thead><tbody><tr><td>···X··· Fund</td><td>-6.19</td><td>5.06</td><td>-9.83</td><td>-4.28</td><td>-2.59</td></tr><tr><td>—■— Benchmark</td><td>-14.68</td><td>5.46</td><td>-9.57</td><td>-5.88</td><td>-6.77</td></tr></tbody></table><p>Financial Years Ended (30 November)</p></div> <p>Note: Past performance is not necessarily indicative of future performance and that unit prices and investment returns may go down, as well as up.</p>		2020	2021	2022	2023	2024	···X··· Fund	-6.19	5.06	-9.83	-4.28	-2.59	—■— Benchmark	-14.68	5.46	-9.57	-5.88	-6.77
	2020	2021	2022	2023	2024														
···X··· Fund	-6.19	5.06	-9.83	-4.28	-2.59														
—■— Benchmark	-14.68	5.46	-9.57	-5.88	-6.77														
Performance of the Target Fund	<p>Fund Performance Review of the Target Fund – Janus Henderson Horizon Asia-Pacific Property Equities Fund ("the Target Fund")</p> <p>Stock selection in Hong Kong and Japan detracted from returns. At the stock level, HMC Capital in Australia was a key detractor, along with Mapletree Logistics Trust in Singapore while our underweight in Hong Kong developer Sun Hung Kai also lagged.</p> <p>Conversely, contributors to returns included Australia's Goodman Group as well as Hong Kong developer and landlords Hong Kong Land and Kerry Properties.</p> <p><i>Source: Janus Henderson Investors, as at 31 May 2025</i></p>																		
Strategies and Policies Employed	<p>Strategies and Policies employed by Target Fund</p> <p>We made some changes to our Singapore holdings adding Lendlease Global Commercial REIT, which has a largely domestic commercial portfolio, at an attractive valuation. Meanwhile, we exited Mapletree Logistics Trust following the surprise dividend cut and given growing uncertainty around trade tariffs and took</p>																		

profits from our holding in data centre landlord Keppel DC REIT.

We added to our holdings in Hong Kong to cover our underweight to the region, where we are growing more positive on the back of improving fundamentals that indicate we are close to the bottom of a market which has been weak for many years. This included adding new positions in Kerry Properties, Henderson Land and Wharf REIC which are more rate-sensitive and are offering attractive yields and valuations. We funded these through the sale of net cash developer Sino Land and Japanese developer Nomura Real Estate Holdings.

Source: Janus Henderson Investors, as at 31 May 2025

Strategies and Policies of the Fund

For the financial period under review, a minimum of 85% of its NAV was invested in the Janus Henderson Horizon Asia-Pacific Property Income Fund ("Target Fund").

Target Fund's Top 10 Holdings

As at 31 May 2024

Asset Reporting Name	% of NAV
Mitsubishi Estate	8.53
Sino Land	6.61
Swire Properties	5.45
NEXTDC	5.23
Goodman Group	5.05
Scentre Group	5.00
Nomura Real Estate	4.88
Digital Core REIT Management Pte	4.57
CapitaLand Ascendas REIT	4.51
Japan Metropolitan Fund Invest	4.35

As at 31 May 2025

Asset Reporting Name	% of NAV
Mitsui Fudosan	8.54
Scentre Group	7.54
Stockland	6.94
Link REIT	5.59
Hongkong Land	4.80
KDX Realty Investment	4.63
Japan Real Estate Investment	4.57
Goodman Group	4.56
CapitaLand Integrated Commercial Trust	4.45
United Urban Investment	4.36

Source: Janus Henderson Investors, as at 31 May 2025

Portfolio Structure	The table below is the asset allocation of the Fund as at 31 May 2025 and 30 November 2024.			
		As at 31.05.2025 %	As at 30.11.2024 %	Changes %
	Foreign Collective Investment Scheme	90.38	91.83	-1.45
	Money market deposits and cash equivalents	9.62	8.17	1.45
	Total	100.00	100.00	
	For the financial period under review, the Fund has invested 90.38% of its NAV in the foreign Collective Investment Scheme and the balance of 9.62% of its NAV in money market deposits and cash equivalents.			
Securities Lending / Repurchase Transactions	The Fund has not undertaken any securities lending or repurchase transactions (collectively referred to as “securities financing transactions”).			
Cross Trade	There were no cross trades undertaken during the financial period under review.			
Distribution/ Unit splits	During the financial period under review, the Fund declared income distribution, detailed as follows:			
	Date of distribution	Distribution per unit RM (sen)	NAV per unit Cum-Distribution (RM)	NAV per unit Ex-Distribution (RM)
	23-Jan-25	4.2597	0.9432	0.9006
	There is no unit split declared for the financial period under review.			
State of Affairs	There has been neither significant changes to the state of affairs of the Fund nor any circumstances that materially affect any interests of the unitholders during the financial period under review.			
Rebates and Soft Commission	During the period, the management company did not receive soft commissions by virtue of transactions conducted for the Fund.			
Market Review	The second quarter of the year was a positive one for Asian property markets. Increased trade tensions with the US caused significant volatility in the region in April, although sentiment improved as the US suspended or paused some of its proposed tariffs. Every region posted positive returns boosted by declines in benchmark interest rates and reduced expectations of rate hikes in Japan.			
	In Hong Kong (+17.6), declines in the Hong Kong Interbank Offered Rate (HIBOR) supported both rate-sensitive REITs and developers. Meanwhile, there were standout moves from office landlords, given Hongkong Land’s surprise Central District office transaction and positive leasing news towards the end of the period.			
	Australia (+14.1) also outperformed as the Reserve Bank of Australia took a more dovish stance and reduced the interest rate by a further 25 basis points to 3.85%.			

	<p>Singapore (+9.8) property stocks performed strongly, particularly in June as it benefited from declines in the benchmark interest rates.</p> <p>Japan (+9.1) was partially boosted by a 4.1% appreciation in the yen with both REITs and developers also posting positive gains with reduced expectations around additional rate hikes.</p> <p><i>Source: Janus Henderson Investors, as at 31 May 2025</i></p>
Market Outlook	<p>Amid heightened uncertainty pertaining to tariffs and other policies emanating from the Trump administration, we believe the defensive characteristics of real estate – namely predictable cash flows from contractual leases – have become more attractive relative to other sectors in a slower growth environment. The interest rate backdrop has also become more supportive with many central banks now turning to easing and benchmark rates across the region have started to decline.</p> <p>Fundamentals remain healthy across most property sub-sectors and we expect real estate which are predominantly domestic oriented businesses to show relative resilience versus the broader equities market as macro volatility increases. Declining supply has become more supportive, and we expect ultimately strong pricing power across the sector once the macroeconomic backdrop stabilises.</p> <p>The long-term benefits of owning listed real estate remain, as the asset class offers lower correlations to many other asset classes and provides investors with the benefits of portfolio enhancement by increasing risk-adjusted returns within a balanced portfolio. The real estate market continues to provide an attractive, reliable and growing income stream for investors, something we expect will be rewarded over time.</p> <p><i>Source: Janus Henderson Investors, as at 31 May 2025</i></p>
Additional Information	<p>The following information was updated:</p> <ol style="list-style-type: none"> 1) The Twelfth Supplementary Master Prospectus dated 27 March 2025 has been registered with the Securities Commission Malaysia. The issuance is to update the distribution policy of the Fund, the investment objective and performance benchmark of the Fund and the disclosure on the delegate of AmanahRaya Trustees Berhad. Notice of issuance for the Twelfth Supplementary Master Prospectus dated 27 March 2025 was published on our website at www.aminvest.com and sent to unit holders on 7 April 2025. 2) The Thirteenth Supplementary Master Prospectus dated 2 May 2025 has been registered with the Securities Commission Malaysia. Notice of issuance for the Thirteenth Supplementary Master Prospectus dated 2 May 2025 was published on our website at www.aminvest.com and sent to unit holders on 16 May 2025. 3) The Fourteenth Supplementary Master Prospectus dated 25 June 2025 has been registered with the Securities Commission Malaysia. Notice of issuance for the Fourteenth Supplementary Master Prospectus dated 25 June 2025 was published on our website at www.aminvest.com and sent to unit holders on 4 July 2025.

Kuala Lumpur, Malaysia
AmFunds Management Berhad

21 July 2025

Asia-Pacific Property Equities

STATEMENT OF FINANCIAL POSITION AS AT 31 MAY 2025

	Note	31.05.2025 (unaudited) RM	30.11.2024 (audited) RM
ASSETS			
Investment	4	3,812,320	4,251,360
Amount due from Target Fund Manager	5	64,901	-
Tax recoverable		23,944	23,944
Cash at banks		363,026	376,792
TOTAL ASSETS		4,264,191	4,652,096
LIABILITIES			
Amount due to Manager	6	34,781	9,940
Amount due to Trustee	7	252	265
Sundry payables and accruals		11,200	12,045
TOTAL LIABILITIES		46,233	22,250
NET ASSET VALUE ("NAV") OF THE FUND		4,217,958	4,629,846
EQUITY			
Unit holders' capital	9(a)	10,182,216	10,263,157
Accumulated losses	9(b)(c)	(5,964,258)	(5,633,311)
NET ASSETS ATTRIBUTABLE TO UNIT HOLDERS	9	4,217,958	4,629,846
UNITS IN CIRCULATION	9(a)	4,574,527	4,655,442
NAV PER UNIT (RM)		0.9221	0.9945

The accompanying notes form an integral part of the unaudited financial statements.

Asia-Pacific Property Equities

STATEMENT OF COMPREHENSIVE INCOME *(Unaudited)* FOR THE FINANCIAL PERIOD FROM 1 DECEMBER 2024 TO 31 MAY 2025

	Note	01.12.2024 to 31.05.2025 RM	01.12.2023 to 31.05.2024 RM
INVESTMENT (LOSS)/INCOME			
Interest income		1,447	287
Net (loss)/gain from investment:			
– Financial assets at fair value through profit or loss (“FVTPL”)	8	(118,572)	118,051
Other net realised losses on foreign currency exchange		(1,820)	(757)
		<u>(118,945)</u>	<u>117,581</u>
EXPENDITURE			
Manager’s fee	6	(5,184)	(4,486)
Trustee’s fee	7	(1,506)	(1,949)
Audit fee		(3,985)	(4,000)
Tax agent’s fee		(1,895)	(1,900)
Custodian’s fee		(1,344)	(852)
Other expenses		(4,030)	(3,521)
		<u>(17,944)</u>	<u>(16,708)</u>
Net (loss)/income before taxation		(136,889)	100,873
Taxation	11	-	-
Net (loss)/income after taxation, representing total comprehensive (loss)/income for the financial period		<u>(136,889)</u>	<u>100,873</u>
Total comprehensive (loss)/income comprises the following:			
Realised (loss)/income		(46,845)	53,399
Unrealised (loss)/gain		(90,044)	47,474
		<u>(136,889)</u>	<u>100,873</u>
Distribution for the financial period			
Net distribution	12	<u>194,058</u>	-
Gross distribution per unit (sen)	12	<u>4.2597</u>	-
Net distribution per unit (sen)	12	<u>4.2597</u>	-

The accompanying notes form an integral part of the unaudited financial statements.

Asia-Pacific Property Equities

STATEMENT OF CHANGES IN EQUITY *(Unaudited)* FOR THE FINANCIAL PERIOD FROM 1 DECEMBER 2024 TO 31 MAY 2025

	Note	Unit holders' capital RM	Accumulated losses RM	Total equity RM
At 1 December 2024		10,263,157	(5,633,311)	4,629,846
Total comprehensive loss for the financial period		-	(136,889)	(136,889)
Reinvestment of distribution	9(a)	191,508	-	191,508
Cancellation of units	9(a)	(272,449)	-	(272,449)
Distribution	12	-	(194,058)	(194,058)
Balance at 31 May 2025		<u>10,182,216</u>	<u>(5,964,258)</u>	<u>4,217,958</u>
At 1 December 2023		11,129,212	(5,537,351)	5,591,861
Total comprehensive income for the financial period		-	100,873	100,873
Cancellation of units		<u>(618,910)</u>	<u>-</u>	<u>(618,910)</u>
Balance at 31 May 2024		<u>10,510,302</u>	<u>(5,436,478)</u>	<u>5,073,824</u>

The accompanying notes form an integral part of the unaudited financial statements.

Asia-Pacific Property Equities

STATEMENT OF CASH FLOWS *(Unaudited)*

FOR THE FINANCIAL PERIOD FROM 1 DECEMBER 2024 TO 31 MAY 2025

	01.12.2024 to 31.05.2025 RM	01.12.2023 to 31.05.2024 RM
CASH FLOWS FROM OPERATING AND INVESTING ACTIVITIES		
Proceeds from sale of investment	253,747	967,274
Interest received	1,447	287
Manager's fee paid	(5,290)	(4,171)
Trustee's fee paid	(1,519)	(1,971)
Tax paid	-	(26,121)
Custodian's fee paid	(1,344)	(852)
Payments for other expenses	(10,755)	(10,381)
Net cash generated from operating and investing activities	<u>236,286</u>	<u>924,065</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Payments for cancellation of units	(247,502)	(636,198)
Distribution paid	(2,550)	(2,011)
Net cash used in financing activities	<u>(250,052)</u>	<u>(638,209)</u>
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS	(13,766)	285,856
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE FINANCIAL PERIOD	<u>376,792</u>	<u>160,609</u>
CASH AND CASH EQUIVALENTS AT THE END OF THE FINANCIAL PERIOD	<u>363,026</u>	<u>446,465</u>
Cash and cash equivalents comprise:		
Cash at banks	<u>363,026</u>	<u>446,465</u>

Asia-Pacific Property Equities

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL PERIOD FROM 1 DECEMBER 2024 TO 31 MAY 2025

1. GENERAL INFORMATION

Asia-Pacific Property Equities (the “Fund”) was established pursuant to a Deed dated 27 June 2006 as amended by Deeds Supplemental thereto (the “Deeds”), between AmFunds Management Berhad as the Manager, AmanahRaya Trustees Berhad as the Trustee and all unit holders.

The Fund was set up with the objective to provide income with a dividend yield higher than the benchmark plus the potential for capital growth over the long term. Being a feeder fund, a minimum of 85% of the Fund’s NAV will be invested in the Luxembourg-based Janus Henderson Horizon Asia-Pacific Property Income Fund (“Target Fund”), which is a separate unit trust fund managed by Henderson Management S.A. (“Target Fund Manager”). As provided in the Deeds, the financial year shall end on 30 November and the units in the Fund were first offered for sale on 18 July 2006.

The financial statements were authorised for issue by the Manager on 21 July 2025.

2. BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS

The financial statements of the Fund have been prepared on a historical cost basis, except as otherwise stated in the accounting policies and comply with Malaysian Financial Reporting Standards 134: *Interim Financial Reporting* (“MFRS 134”) as issued by the Malaysian Accounting Standards Board (“MASB”).

Standards effective during the financial period

The adoption of the following MFRS and amendments to MFRS which became effective during the financial period did not have any material financial impact to the financial statements.

Description	Effective for financial periods beginning on or after
Amendments to MFRS 16 <i>Leases: Lease Liability in a Sale and Leaseback*</i>	1 January 2024
Amendments to MFRS 101 <i>Presentation of Financial Statements: Non-Current Liabilities with Covenants</i>	1 January 2024
Amendments to MFRS 107 <i>Statement of Cash Flows</i> and MFRS 7 <i>Financial Instruments: Disclosures: Supplier Finance Arrangements</i>	1 January 2024

Asia-Pacific Property Equities

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL PERIOD FROM 1 DECEMBER 2024 TO 31 MAY 2025

2. BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS (CONT'D.)

Standards issued but not yet effective

The new and amended standards that have been issued but not yet effective up to the date of issuance of the Fund's financial statements are disclosed below. The Fund intends to adopt these new pronouncements, if applicable, when they become effective.

Description	Effective for financial periods beginning on or after
Amendments to MFRS 121 <i>The Effects of Changes in Foreign Exchange Rates: Lack of Exchangeability</i>	1 January 2025
Amendments to MFRS 9 <i>Financial Instruments</i> and MFRS 7 <i>Financial Instruments: Disclosures: Amendments to the Classifications and Measurement of Financial Instruments</i>	1 January 2026
Amendments that are part of Annual Improvements - Volume 11: Amendments to MFRS 1 <i>First-time Adoption of Malaysian Financial Reporting Standards</i>	1 January 2026
Amendments to MFRS 7 <i>Financial Instruments: Disclosures</i>	
Amendments to MFRS 9 <i>Financial Instruments</i>	
Amendments to MFRS 10 <i>Consolidated Financial Statements</i> *	
Amendments to MFRS 107 <i>Statement of Cash Flows</i>	
MFRS 18 <i>Presentation and Disclosure in Financial Statements</i>	1 January 2027
MFRS 19 <i>Subsidiaries without Public Accountability: Disclosures</i> *	1 January 2027
Amendments to MFRS 10 and MFRS 128: <i>Sale or Contribution of Assets between an Investor and its Associate or Joint Venture</i> *	Deferred

* These MFRS and Amendments to MFRSs are not relevant to the Fund.

3. SUMMARY OF ACCOUNTING POLICIES

3.1 Income recognition

Income is recognised to the extent that it is probable that the economic benefits will flow to the Fund and the income can be reliably measured. Income is measured at the fair value of consideration received or receivable.

(i) Distribution income

Distribution income is recognised when the Fund's right to receive payment is established.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD FROM 1 DECEMBER 2024 TO 31 MAY 2025**

3. SUMMARY OF ACCOUNTING POLICIES (CONT'D.)

3.1 Income recognition (cont'd.)

(ii) Interest income

Interest income is recognised on an accrual basis using the effective interest method.

(iii) Gain or loss on disposal of investment

On disposal of investment, the net realised gain or loss on disposal is measured as the difference between the net disposal proceeds and the carrying amount of the investment. The net realised gain or loss is recognised in profit or loss.

3.2 Income tax

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the tax authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted at the reporting date.

Current taxes are recognised in profit or loss except to the extent that the tax relates to items recognised outside profit or loss, either in other comprehensive income or directly in equity.

3.3 Functional and presentation currency

Functional currency is the currency of the primary economic environment in which the Fund operates that most faithfully represents the economic effects of the underlying transactions. The functional currency of the Fund is Ringgit Malaysia ("RM") which reflects the currency in which the Fund competes for funds, issues and redeems units. The Fund has also adopted RM as its presentation currency.

3.4 Foreign currency transactions

Transactions in currencies other than the Fund's functional currency (foreign currencies) are recorded in the functional currency using exchange rates prevailing at the transaction dates. At each reporting date, foreign currency monetary items are translated into RM at exchange rates ruling at the reporting date. All exchange gains or losses are recognised in profit or loss.

3.5 Statement of cash flows

The Fund adopts the direct method in the preparation of the statement of cash flows.

Cash and cash equivalents are short-term, highly liquid investment that is readily convertible to cash with insignificant risk of changes in value.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD FROM 1 DECEMBER 2024 TO 31 MAY 2025**

3. SUMMARY OF ACCOUNTING POLICIES (CONT'D.)

3.6 Distribution

Distribution is at the discretion of the Manager. A distribution to the Fund's unit holders is accounted for as a deduction from retained earnings and realised income. Realised income is the income earned from interest income and net gain from disposal of investments after deducting expenses and taxation. A proposed distribution is recognised as a liability in the period in which it is approved. Distribution is either reinvested or paid in cash to the unit holders on the distribution payment date. Reinvestment of units is based on the NAV per unit on the distribution payment date, which is also the time of creation.

3.7 Unit holders' capital

The unit holders' capital of the Fund meets the definition of puttable instruments and is classified as equity instruments as it meets all criteria for such classification under MFRS 132 *Financial Instruments: Presentation* ("MFRS 132").

3.8 Financial instruments – initial recognition and measurement

(i) Initial recognition

Financial assets and financial liabilities are recognised when the Fund becomes a party to the contractual provisions of the instrument. Regular way purchases and sales of financial assets are recognised using trade date accounting or settlement date accounting. The method used is applied consistently for all purchases and sales of financial assets that belong to the same category of financial assets.

(ii) Initial measurement

All financial assets are recognised initially at fair value, in the case of financial assets not recorded at FVTPL, transaction costs that are attributable to the acquisition of the financial asset. All financial liabilities are recognised initially at fair value and, in the case of financial liabilities not recorded at FVTPL, net of directly attributable transaction costs.

(iii) "Day 1" profit or loss

At initial measurement, if the transaction price differs from the fair value, the Fund immediately recognises the difference between the transaction price and fair value (a "Day 1" profit or loss) in profit or loss provided that fair value is evidenced by a quoted price in an active market for an identical asset or liability (i.e. Level 1 input) or based on a valuation technique that uses only data from observable markets. In all other cases, the difference between the transaction price and model value is recognised in profit or loss on a systematic and rational basis that reflects the nature of the instrument over its tenure.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD FROM 1 DECEMBER 2024 TO 31 MAY 2025**

3. SUMMARY OF ACCOUNTING POLICIES (CONT'D.)

3.9 Financial assets

Classification and measurement

The classification of financial assets depends on the Fund's business model of managing the financial assets in order to generate cash flows ("business model test") and the contractual cash flow characteristics of the financial instruments ("SPPI test"). The business model test determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both and the assessment is performed on a portfolio basis. The SPPI test determines whether the contractual cash flows are solely for payments of principal and interest and the assessment is performed on a financial instrument basis.

The Fund may classify its financial assets under the following categories:

Financial assets at amortised cost

A financial asset is measured at amortised cost if it is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Financial assets include in this category are deposits with licensed financial institutions, cash at banks, amount due from Target Fund Manager, amount due from Manager, amount due from brokers/financial institutions, dividend/distribution receivables and other receivables.

Financial assets at FVOCI

A financial asset is measured at fair value through other comprehensive income ("FVOCI") if its business model is both to hold the asset to collect contractual cash flows and to sell the financial assets. In addition, the contractual terms of the financial assets give rise on specified dates to cash flows that are solely payments of principal and interest on the outstanding principal.

These investments are initially recorded at fair value and transaction costs are expensed in the profit or loss. Subsequent to initial recognition, these investments are remeasured at fair value. All fair value adjustments are initially recognised through OCI. Debt instruments at FVOCI are subject to impairment assessment.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD FROM 1 DECEMBER 2024 TO 31 MAY 2025**

3. SUMMARY OF ACCOUNTING POLICIES (CONT'D.)

3.9 Financial assets (cont'd.)

Classification and measurement (cont'd.)

The Fund may classify its financial assets under the following categories: (cont'd.)

Financial assets at FVTPL

Any financial assets that are not measured at amortised cost or FVOCI are measured at FVTPL. Subsequent to initial recognition, financial assets at FVTPL are measured at fair value. Changes in the fair value of those financial instrument are recorded in "Net gain or loss on financial assets at FVTPL". Interest earned element of such instrument is recorded in "Interest income". Exchange differences on financial assets at FVTPL are not recognised separately in profit or loss but are included in net gain or net loss on changes in fair value of financial assets at FVTPL.

Instruments that qualify for amortised cost or FVOCI may be irrevocably designated as FVTPL, if doing so eliminates or significantly reduces a measurement or recognition inconsistency. Equity instruments are normally measured at FVTPL, nevertheless, the Fund is allowed to irrevocably designate equity instruments that are not held for trading as FVOCI, with no subsequent reclassification of gains or losses to profit or loss.

The Fund subsequently measures its investment at FVTPL. Distribution earned whilst holding the investment is recognised in profit or loss when the right to receive the payment has been established. Gains and losses on the investment in CIS, realised and unrealised, are included in profit or loss.

3.10 Financial liabilities – classification and subsequent measurement

Financial liabilities issued by the Fund are classified as financial liabilities at amortised cost, where the substance of the contractual arrangement results in the Fund having an obligation either to deliver cash or another financial asset to the holders. After initial measurement, financial liabilities are subsequently measured at amortised cost using the effective interest method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate.

3.11 Derecognition of financial instruments

(i) Derecognition of financial asset

A financial asset (or, where applicable a part of a financial asset or part of a group of similar financial assets) is derecognised when:

- the rights to receive cash flows from the asset have expired, or

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD FROM 1 DECEMBER 2024 TO 31 MAY 2025**

3. SUMMARY OF ACCOUNTING POLICIES (CONT'D.)

3.11 Derecognition of financial instruments (cont'd.)

(i) Derecognition of financial asset (cont'd.)

- the Fund has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a “pass-through” arrangement; and either:
 - the Fund has transferred substantially all the risks and rewards of the asset, or
 - the Fund has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

For investment classified as FVOCI - debt instruments, the cumulative fair value change recognised in OCI is recycled to profit or loss.

(ii) Derecognition of financial liability

A financial liability is derecognised when the obligation under the liability is discharged, cancelled or expired. Gains and losses are recognised in profit or loss when the liabilities are recognised, and through the amortisation process.

3.12 Financial instruments – expected credit losses (“ECL”)

The Fund assesses the ECL associated with its financial assets at amortised cost using simplified approach. Therefore, the Fund does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The ECL in respect of financial assets at amortised cost, if any, is recognised in profit or loss.

Financial assets together with the associated allowance are written off when it has exhausted all practical recovery efforts and there is no realistic prospect of future recovery. The Fund may also write-off financial assets that are still subject to enforcement activity when there is no reasonable expectation of full recovery. If a write-off is later recovered, the recovery is credited to profit or loss.

3.13 Determination of fair value

For the investment in Collective Investment Scheme (“CIS”), fair value is determined based on the closing NAV per unit of the foreign CIS. Purchased cost is the quoted price that the Fund paid when buying its investment. The difference between purchased cost and fair value is treated as unrealised gain or loss and is recognised in profit or loss.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD FROM 1 DECEMBER 2024 TO 31 MAY 2025**

3. SUMMARY OF ACCOUNTING POLICIES (CONT'D.)

3.14 Classification of realised and unrealised gains and losses

Unrealised gains and losses comprise changes in the fair value of financial instruments for the period and from reversal of prior period's unrealised gains and losses for financial instruments which were realised (i.e. sold, redeemed or matured) during the reporting period.

Realised gains and losses on disposals of financial instruments classified at FVTPL are calculated using the weighted average method. They represent the difference between an instrument's initial carrying amount and disposal amount.

3.15 Significant accounting estimates and judgments

The preparation of the Fund's financial statements requires the Manager to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities at the reporting date. However, uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amount of the asset or liability in the future.

The Fund classifies its investment as financial assets at FVTPL as the Fund may sell its investment in the short-term for profit-taking or to meet unit holders' cancellation of units.

No major judgments have been made by the Manager in applying the Fund's accounting policies. There are no key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial period.

4. INVESTMENT

	31.05.2025	30.11.2024
	RM	RM
Financial asset at FVTPL		
At cost:		
Foreign CIS	<u>4,100,053</u>	<u>4,449,049</u>
At fair value:		
Foreign CIS	<u>3,812,320</u>	<u>4,251,360</u>

Asia-Pacific Property Equities

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL PERIOD FROM 1 DECEMBER 2024 TO 31 MAY 2025

4. INVESTMENT (CONT'D.)

Details of investment are as follows:

Foreign CIS	Number of units	Fair value RM	Purchased cost RM	Fair value as a percentage of NAV %
31.05.2025				
Janus Henderson Horizon Asia-Pacific Property Income Fund ("Target Fund")	82,237	3,812,320	4,100,053	90.38
Shortfall of fair value over purchased cost		(287,733)		

5. AMOUNT DUE FROM TARGET FUND MANAGER

The amount due from Target Fund Manager arose from the sale of investment. The settlement period is within five business days from the transaction date.

6. AMOUNT DUE TO MANAGER

	Note	31.05.2025 RM	30.11.2024 RM
Due to Manager			
Cancellation of units	(i)	33,892	8,945
Manager's fee payable	(ii)	889	995
		34,781	9,940

(i) This represents amount payable to the Manager for units cancelled.

The normal credit period in the current financial period and previous financial year for cancellation of units is three business days.

Asia-Pacific Property Equities

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL PERIOD FROM 1 DECEMBER 2024 TO 31 MAY 2025

6. AMOUNT DUE TO MANAGER (CONT'D.)

- (ii) As the Fund is investing in the Target Fund, the Manager's fee was charged as follows:

	01.12.2024 to 31.05.2025 % p.a.	01.12.2023 to 31.05.2024 % p.a.
Manager's fee charged by the Target Fund Manager, on the NAV of the Target Fund	1.70	1.70
Manager's fee charged by the Manager, on the NAV of investment in the Target Fund (Note a)	0.10	0.10
Manager's fee charged by the Manager, on the remaining NAV of the Fund (Note a)	1.80	1.80

Note a) The Manager's fee is charged on 0.10% of the NAV of investment in the Target Fund and 1.80% on the remaining NAV of the Fund.

The normal credit period in the current financial period and previous financial year for Manager's fee payable is one month.

7. AMOUNT DUE TO TRUSTEE

Trustee's fee is at a rate of 0.07% (30.11.2024: 0.07%) per annum on the NAV of the Fund, calculated on a daily basis.

The normal credit period in the current financial period and previous financial year for Trustee's fee payable is one month.

8. NET (LOSS)/GAIN FROM INVESTMENT

	01.12.2024 to 31.05.2025 RM	01.12.2023 to 31.05.2024 RM
Net (loss)/gain on financial assets at FVTPL comprised:		
– Net realised losses on sale of investment	(81,602)	(152,617)
– Net realised gains on foreign currency exchange	53,074	223,194
– Net unrealised gains on changes in fair value of investment	169,289	199,560
– Net unrealised losses on foreign currency fluctuation of investment denominated in foreign currency	(259,333)	(152,086)
	<u>(118,572)</u>	<u>118,051</u>

Asia-Pacific Property Equities

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL PERIOD FROM 1 DECEMBER 2024 TO 31 MAY 2025

9. TOTAL EQUITY

Total equity is represented by:

	Note	31.05.2025 RM	30.11.2024 RM
Unit holders' capital	(a)	10,182,216	10,263,157
Accumulated losses			
– Realised losses	(b)	(5,676,525)	(5,435,622)
– Unrealised losses	(c)	(287,733)	(197,689)
		<u>4,217,958</u>	<u>4,629,846</u>

(a) Unit holders' capital/Units in circulation

	31.05.2025		30.11.2024	
	Number of units	RM	Number of units	RM
At beginning of the financial period/year	4,655,442	10,263,157	5,477,589	11,129,212
Reinvestment of distribution	212,645	191,508	-	-
Cancellation during the financial period/year	(293,560)	(272,449)	(822,147)	(866,055)
At end of the financial period/year	<u>4,574,527</u>	<u>10,182,216</u>	<u>4,655,442</u>	<u>10,263,157</u>

The Manager imposed an exit penalty of 1.00% (30.11.2024: 1.00%) if redemption is made within 90 days of purchase on the NAV per unit of the Fund during the financial period/year. The exit penalty will be recognised as income of the Fund.

(b) Realised

	31.05.2025 RM	30.11.2024 RM
At beginning of the financial period/year	(5,435,622)	(5,629,680)
Net realised (loss)/gain for the financial period/year	(46,845)	194,058
Distribution out of realised income	(194,058)	-
At end of the financial period/year	<u>(5,676,525)</u>	<u>(5,435,622)</u>

Asia-Pacific Property Equities

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL PERIOD FROM 1 DECEMBER 2024 TO 31 MAY 2025

9. TOTAL EQUITY (CONT'D.)

(c) Unrealised

	31.05.2025 RM	30.11.2024 RM
At beginning of the financial period/year	(197,689)	92,329
Net unrealised losses for the financial period/year	(90,044)	(290,018)
At end of the financial period/year	<u>(287,733)</u>	<u>(197,689)</u>

10. SIGNIFICANT RELATED PARTIES TRANSACTIONS AND BALANCES

The related parties and their relationships with the Fund are as follows:

<u>Related parties</u>	<u>Relationships</u>
AmFunds Management Berhad	The Manager
AmInvestment Bank Berhad	Holding company of the Manager
AMMB Holdings Berhad ("AMMB")	Ultimate holding company of the Manager
Subsidiaries and associates of AMMB as disclosed in its financial statements	Subsidiaries and associate companies of the ultimate holding company of the Manager

There are no units held by the Manager or any other related party as at 31 May 2025 and 30 November 2024.

Other than those disclosed elsewhere in the financial statements, the significant related party balances as at the reporting date is as follows:

	31.05.2025 RM	30.11.2024 RM
Significant related party balances		
<u>AmBank (M) Berhad</u>		
Cash at bank	<u>86</u>	<u>116</u>

11. TAXATION

Income tax payable is calculated on investment income less deduction for permitted expenses as provided under Section 63B of the Income Tax Act, 1967.

Asia-Pacific Property Equities

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL PERIOD FROM 1 DECEMBER 2024 TO 31 MAY 2025

11. TAXATION (CONT'D.)

A reconciliation of income tax expense applicable to net (loss)/income before taxation at the statutory income tax rate to income tax expense at the effective income tax rate of the Fund is as follows:

	01.12.2024 to 31.05.2025 RM	01.12.2023 to 31.05.2024 RM
Net (loss)/income before taxation	(136,889)	100,873
Taxation at Malaysian statutory rate of 24% (2024: 24%)	(32,853)	24,210
Tax effects of:		
Income not subject to tax	(53,714)	(101,530)
Losses not allowed for tax deduction	82,261	73,310
Restriction on tax deductible expenses for unit trust fund	1,980	1,833
Non-permitted expenses for tax purposes	2,106	1,973
Permitted expenses not used and not available for future financial periods	220	204
Tax expense for the financial period	-	-

12. DISTRIBUTION

Details of distribution to unit holders for the current financial period is as follows:

Financial period ended 31 May 2025

Distribution Ex-date	Gross distribution per unit RM (sen)	Net distribution per unit RM (sen)	Total distribution RM
23 January 2025	4.2597	4.2597	194,058

Gross distribution per unit is derived from gross realised income less expenses divided by the number of units in circulation, while net distribution per unit is derived from gross realised income less expenses and taxation divided by the number of units in circulation.

The distribution declared for the financial period ended 31 May 2025 was proposed before taking into account the net unrealised loss of RM90,044 arising during the financial period which is carried forward to the next financial period.

The distribution during the current financial period was sourced from realised income. There was no distribution out of capital.

Asia-Pacific Property Equities

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL PERIOD FROM 1 DECEMBER 2024 TO 31 MAY 2025

13. TOTAL EXPENSE RATIO ("TER")

The Fund's TER is as follows:

	01.12.2024 to 31.05.2025 % p.a.	01.12.2023 to 31.05.2024 % p.a.
Manager's fee	0.12	0.08
Trustee's fee	0.03	0.04
Fund's other expenses	0.27	0.18
Total TER	<u>0.42</u>	<u>0.30</u>

The TER of the Fund is the ratio of the sum of fees and expenses incurred by the Fund to the average NAV of the Fund calculated on a daily basis.

14. PORTFOLIO TURNOVER RATIO ("PTR")

The PTR of the Fund, which is the ratio of average total acquisitions and disposals of investment to the average NAV of the Fund calculated on a daily basis, is 0.04 times (01.12.2023 to 31.05.2024: 0.09 times).

15. SEGMENTAL REPORTING

As stated in Note 1, the Fund is a feeder fund whereby a minimum of 85% of the Fund's NAV will be invested in the Target Fund.

As the Fund operates substantially as a feeder fund which invests primarily in the Target Fund, it is not possible or meaningful to classify its investment by separate business or geographical segments.

16. TRANSACTIONS WITH THE TARGET FUND MANAGER

Details of transactions with the Target Fund Manager for the financial period ended 31 May 2025 are as follows:

Target Fund Manager	Transactions value RM	%
Henderson Management S.A.	<u>320,468</u>	<u>100.00</u>

The above transactions are in respect of investment in foreign CIS. Transactions in this investment do not involve any commission or brokerage fee.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD FROM 1 DECEMBER 2024 TO 31 MAY 2025**

17. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Fund is exposed to a variety of risks that include market risk, credit risk, liquidity risk, single issuer risk, regulatory risk, country risk, management risk and non-compliance risk.

Risk management is carried out by closely monitoring, measuring and mitigating the above said risks, careful selection of investment coupled with stringent compliance to investments restrictions as stipulated by the Capital Markets and Services Act 2007, Securities Commission Malaysia's Guidelines on Unit Trust Funds and the Deeds as the backbone of risk management of the Fund.

(a) Market risk

The Fund's principal exposure to market risk arises primarily due to changes in the market environment, global economic and geo-political developments.

The Fund's market risk is affected primarily by the following risks:

(i) Price risk

Price risk refers to the uncertainty of an investment's future prices. In the event of adverse price movements, the Fund might endure potential loss on its investments in the Target Fund. In managing price risk, the Manager actively monitors the performance and risk profile of the investment portfolio.

(ii) Interest rate risk

Interest rate risk will affect the value of the Fund's investments, given the interest rate movements, which are influenced by regional and local economic developments as well as political developments.

Domestic interest rate on deposits and placements with licensed financial institutions are determined based on prevailing market rates.

(iii) Currency risk

Currency risk is associated with the Fund's financial assets and financial liabilities that are denominated in currencies other than the Fund's functional currency. Currency risk refers to the potential loss the Fund might face due to unfavorable fluctuations of currencies other than the Fund's functional currency against the Fund's functional currency.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD FROM 1 DECEMBER 2024 TO 31 MAY 2025**

17. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONT'D.)

(a) Market risk (cont'd.)

(iii) Currency risk (cont'd.)

The net unhedged financial assets of the Fund that are not denominated in Fund's functional currency are as follows:

Financial assets denominated in	31.05.2025		30.11.2024	
	RM equivalent	% of NAV	RM equivalent	% of NAV
United States Dollar				
Investment	3,812,320	90.38	4,251,360	91.83
Amount due from Target Fund Manager	64,901	1.54	-	-
Cash at bank	-	-	2,220	0.04
	<u>3,877,221</u>	<u>91.92</u>	<u>4,253,580</u>	<u>91.87</u>

(b) Credit risk

Credit risk is the risk that the counterparty to a financial instrument will cause a financial loss to the Fund by failing to discharge an obligation. Credit risk applies to short-term deposits and distributions receivable. The issuer of such instruments may not be able to fulfill the required interest payments or repay the principal invested or amount owing. These risks may cause the Fund's investment to fluctuate in value.

The Fund, as a feeder fund, invests significantly all its assets in the Target Fund. The Target Fund manages the risk by setting internal counterparty limits and undertaking internal credit evaluation to minimise such risk.

Cash at banks are held for liquidity purposes and are not exposed to significant credit risk.

(c) Liquidity risk

Liquidity risk is defined as the risk that the Fund will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial assets. Exposure to liquidity risk arises because of the possibility that the Fund could be required to pay its financial liabilities or redeem its units earlier than expected. This is also the risk of the Fund experiencing large redemptions, when the Investment Manager could be forced to sell large volumes of its holdings at unfavorable prices to meet redemption requirements.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD FROM 1 DECEMBER 2024 TO 31 MAY 2025**

17. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONT'D.)

(c) Liquidity risk (cont'd.)

The Fund maintains sufficient level of liquid assets, after consultation with the Trustee, to meet anticipated payments and cancellations of units by unit holders. Liquid assets comprise of cash at banks, deposits with licensed financial institutions and other instruments, which are capable of being converted into cash within 5 to 7 days. The Fund's policy is to always maintain a prudent level of liquid assets so as to reduce liquidity risk.

The Fund's financial liabilities have contractual maturities of not more than six months.

(d) Single issuer risk

The Fund, as a feeder fund, invests significantly all its assets in the Target Fund. The Target Fund is restricted from investing in securities issued by any issuer in excess of a certain percentage of its NAV. Under such restriction, the risk exposure to the securities of any single issuer is diversified and managed by the Target Fund Manager based on internal/external ratings.

(e) Regulatory risk

Any changes in national policies and regulations may have effects on the capital market and the NAV of the Fund.

(f) Country risk

The risk of price fluctuation in foreign securities may arise due to political, financial and economic events in foreign countries. If this occurs, there is a possibility that the NAV of the Fund may be adversely affected.

(g) Management risk

Poor management of the Fund may cause considerable losses to the Fund that in turn may affect the NAV of the Fund.

(h) Non-compliance risk

This is the risk of the Manager or the Trustee not complying with their respective internal policies, the Deeds, securities law or guidelines issued by the regulators relevant to each party, which may adversely affect the performance of the Fund.

The specific risks associated to the Target Fund include market risk, securities risk, emerging market risk, settlement and credit risks, regulatory and accounting standards risks, political risk, custody risk and liquidity risk.

Asia-Pacific Property Equities

STATEMENT BY THE MANAGER

I, Wong Weng Tuck, being the Director of and on behalf of the Board of Directors of AmFunds Management Berhad (the “Manager”), do hereby state that, in the opinion of the Manager, the accompanying financial statements are drawn up in accordance with Malaysian Financial Reporting Standards 134: *Interim Financial Reporting* (“MFRS 134”) so as to give a true and fair view of the financial position of Asia-Pacific Property Equities (the “Fund”) as at 31 May 2025 and of the comprehensive income, the changes in equity and cash flows for the financial period then ended.

For and on behalf of the Manager

WONG WENG TUCK

Executive Director

Kuala Lumpur, Malaysia

21 July 2025

TRUSTEE'S REPORT

To the unit holders of **ASIA-PACIFIC PROPERTY EQUITIES** ("Fund"),

We have acted as Trustee of the Fund for the financial period ended 31 May 2025 and we hereby confirm to the best of our knowledge, after having made all reasonable enquiries, AMFUNDS MANAGEMENT BERHAD has operated and managed the Fund during the period covered by these financial statements in accordance with the following:

1. Limitations imposed on the investment powers of the management company under the deed, securities laws and the Guidelines on Unit Trust Funds;
2. Valuation and pricing is carried out in accordance with the deed; and
3. Any cancellation of units are carried out in accordance with the deed and any regulatory requirement.

We are of the opinion that the distribution of income by the Fund is appropriate and reflects the investment objective of the Fund.

For **AMANAHRAYA TRUSTEES BERHAD**

ZAINUDIN BIN SUHAIMI

Chief Executive Officer

Date: 15 July 2025

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*For enquiries about this or any of the other Funds offered by AmFunds Management Berhad
Please call 2032 2888 between 8.45 a.m. to 5.45 p.m. (Monday to Thursday),
Friday (8.45 a.m. to 5.00 p.m.)*

