



### Fund Overview

#### Investment Objective

AmGlobal Property Equities Fund (formerly known as Global Property Equities) (the "Fund") seeks to provide investors with long-term capital appreciation by investing in the quoted equity securities of companies or REITs (or its equivalent) listed or traded on regulated markets which derive the main part of their revenue from the ownership, management and/or development of real estate, throughout the world. The Fund is denominated in RM.

#### The Fund is suitable for investors:

- seeking potential income\* and growth through exposure to global property related securities; and
- seeking potential long-term\*\* capital appreciation through global market.

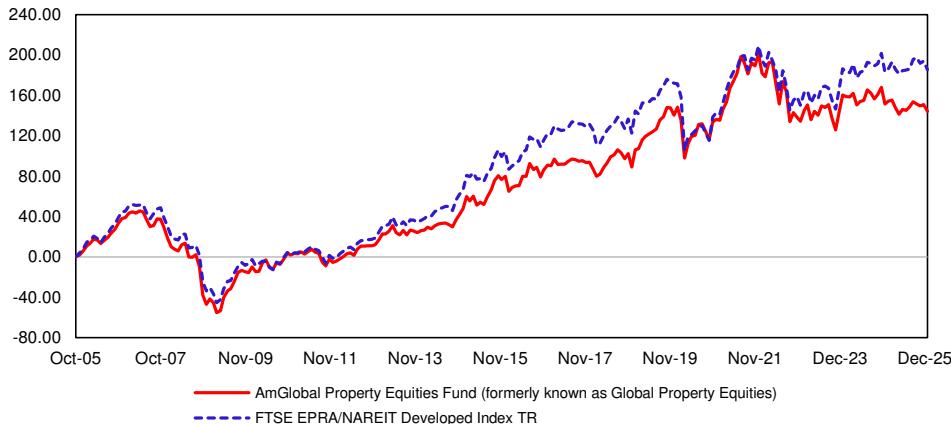
Note: \*The income could be in the form of units or cash.

\*\*Long-term refers to a period of at least five (5) years.

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

### Fund Performance (as at 31 December 2025)

Cumulative performance over the period (%)



### Performance Table (as at 31 December 2025)

Cumulative Return (%)	YTD	1 Month	6 Months	1 Year	3 Years	5 Years
Fund	-2.85	-2.64	-0.41	-2.85	3.65	2.53
*Benchmark	0.73	-2.87	0.13	0.73	14.07	17.50
Annualised Return (%)	3 Years	5 Years	10 Years	Since Inception		
Fund	1.20	0.50	3.02	4.47		
*Benchmark	4.48	3.28	3.42	5.36		
Calendar Year Return (%)	2025	2024	2023	2022	2021	
Fund	-2.85	-3.48	10.53	-22.53	27.68	
*Benchmark	0.73	-1.01	14.40	-19.05	27.24	

\*FTSE EPRA/NAREIT Developed Index TR

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.

### Asset Allocation (as at 31 December 2025)

Janus Henderson Horizon Global Property Equities Fund		91.46%
Money market deposits and cash equivalents		8.54%

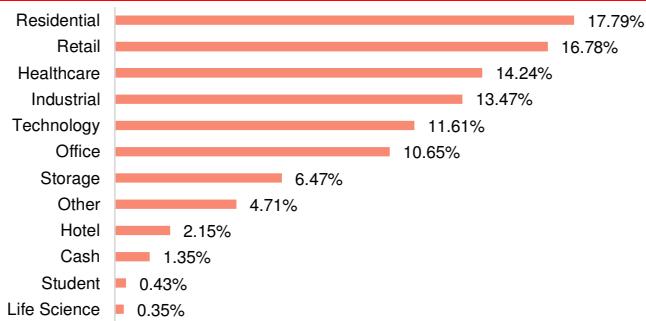
Source: AmFunds Management Berhad

### Target Fund's Top 5 Holdings (as at 31 December 2025)

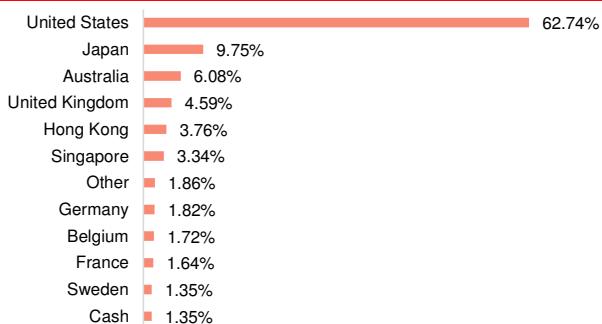
Prologis	7.91%
Welltower	5.67%
Equinix	5.40%
Digital Realty Trust	4.72%
Ventas	3.85%

Source: Janus Henderson Investors

### Target Fund's Sector Allocation\* (as at 31 December 2025)



### Target Fund's Country Allocation\* (as at 31 December 2025)



Source: Janus Henderson Investors

\*As percentage of NAV. Please note that asset exposure for the Target Fund is subject to frequent change on a daily basis.

### Target Fund Manager's Commentary (as at 31 December 2025)

#### Investment environment

- Global listed real estate lagged the broader market.
- Global equities rose (in US dollar terms) with an interest-rate cut from the US Federal Reserve (Fed) spurring gains until mid-month, when signs of a weakening US labour market and fears of a bubble in artificial intelligence (AI)-related stocks caused a retreat.
- However, more favourable US economic data triggered a rebound which led several indices to record highs by the end of the month.
- US REITs had a negative month as the well telegraphed 25 basis point (bps) rate cut by the Fed did not translate to REIT equity performance. Apartments, hotels and gaming were positive, but office and healthcare were notably weak.
- In Asia Pacific, Singapore-listed names were strong, as were those in Australia with bellwether Goodman leading the way having signed an agreement to establish an \$8 billion European data centre partnership with CPP Investments.
- European real estate made a modestly positive return in December with UK listed stocks leading the way. Storage was an underperformer as Blackstone decided not to bid for UK firm Big Yellow.

#### Portfolio review

Detractors from fund performance included office landlord Highwoods Properties, with US office REITs remaining out of favour. Healthcare Realty Trust also detracted, as healthcare names saw some profit-taking after a standout year, although the underweight position in Welltower was beneficial. American homebuilder DR Horton also lagged.

Conversely, holdings in shopping centre operators Macerich and Scentre Group contributed positively as retail held up over the December period, and as shares in Macerich enjoyed a rally after a strong NAREIT update. The holding in Hong Kong Land also aided performance.

It was a relatively light month for trading activity. We did switch the positioning in apartments, switching the holding in UDR into peer Mid-America Apartment Communities given our more favourable view on sunbelt apartment fundamentals (which we believe are bottoming). We also exited the position in logistics landlord EastGroup Properties. We reallocated the capital into global logistics owner Prologis, which we believe will be a greater beneficiary of a sustained improvement in leasing activity in the industrial space, and data centre landlord Equinix. Elsewhere, we initiated a new position in Japanese developer Sumitomo Realty given our favourable view on the Tokyo office market.

#### Manager outlook

While the macroeconomic outlook remains uncertain, property fundamentals remain healthy across most real estate sectors. Demand for high-quality space remains resilient, which, combined with falling new supply is translating into stronger pricing power for many of the landlords in which we invest. Asset prices have reset in recent years and falling interest rates should be supportive for values from here.

We expect public REITs to continue to lead the recovery in real estate markets, boosted by more exposure to winning real estate sectors, lower leverage, and a cost and access to capital advantage providing a pathway for growth. Importantly, public REITs have continued to offer reliable and growing income streams, which is a characteristic we think should continue to reward investors.

Source: Janus Henderson Investors

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Based on the Fund's portfolio returns as at 31 December 2025, the Volatility Factor ("VF") for this Fund is 11.5 and is classified as "High" (Source: Lipper). "High" includes funds with VF that are higher than 10.325 and lower than 13.660 (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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