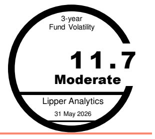


Fund Factsheet June 2026

AmGlobal Property Equities Fund
(formerly known as Global Property Equities)

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.

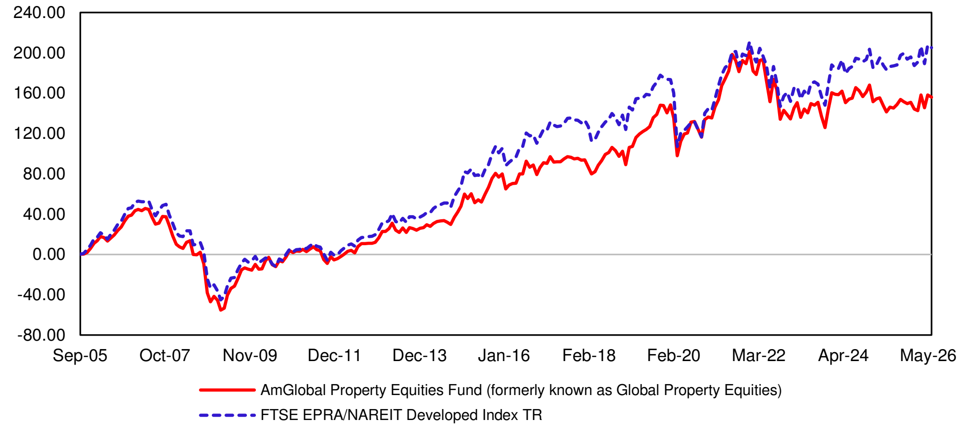
The Fund is suitable for investors:

• 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 May 2026)

Cumulative performance over the period (%)



Performance Table (as at 31 May 2026)

Cumulative Return (%)	YTD	1 Month	6 Months	1 Year	3 Years	5 Years
Fund	4.73	-0.89	1.96	3.88	5.91	-7.57
*Benchmark	6.21	-0.87	3.16	6.58	18.29	6.90

Annualised Return (%)	3 Years	5 Years	10 Years	Since Inception
Fund	1.93	-1.56	3.50	4.62
*Benchmark	5.75	1.34	4.04	5.56

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.

Fund Facts

Fund Category / Type
Feeder (Global Property Equity) / Capital growth and income

Base Currency
MYR

Investment Manager
AmFunds Management Berhad

Launch Date
25 October 2005

Initial Offer Price
MYR 1.0000

Minimum Initial Investment
MYR 1,000

Minimum Additional Investment
MYR 500

Annual Management Fee
Up to 1.80% p.a. of the NAV of the Fund

Annual Trustee Fee
Up to 0.07% p.a. of the NAV of the Fund

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

Exit Fee
Up to 1.00% of the NAV per unit if redeemed within 90 days of purchase

Redemption Payment Period
Within five (5) Business Days of receiving the redemption proceeds from the Target Funds.

Income Distribution
Subject to the availability of income, distribution will be made at least once every year.

Data as at (as at 31 May 2026)

NAV Per Unit*	MYR 1.7946
Fund Size*	MYR 12.62 million
Unit in Circulation*	7.03 million
1- Year NAV High*	MYR 1.8362 (24 Oct 2025)
1- Year NAV Low*	MYR 1.6905 (28 Jan 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 Payout per unit (Sen)	Yield (%)
2026	1.74	0.98
2025	4.88	2.50
2024	N/A	N/A
2023	3.48	1.96
2022	6.19	2.76

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 31 May 2026)

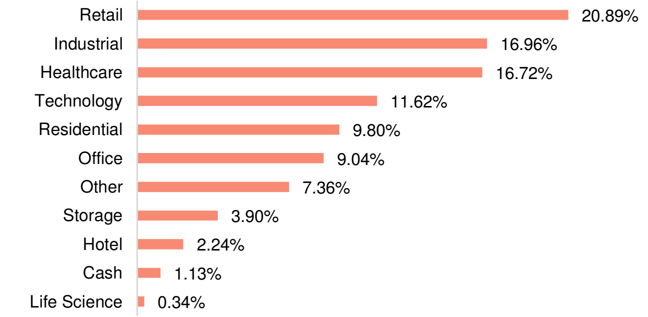
Source: AmFunds Management Berhad

Target Fund's Top 5 Holdings (as at 31 May 2026)

Welltower	8.41%
Prologis	8.21%
Equinix	6.31%
Simon Property Group	4.64%
Digital Realty Trust	4.52%

Source: Janus Henderson Investors

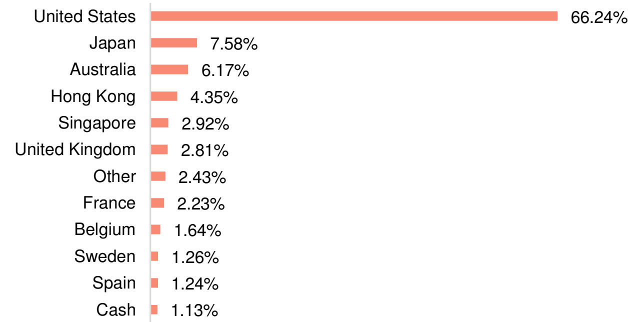
Target Fund's Sector Allocation* (as at 31 May 2026)



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's Country Allocation* (as at 31 May 2026)



Source: Janus Henderson Investors

Target Fund Manager's Commentary (as at 31 May 2026)

Investment environment

- Global listed real estate delivered a flat return over the month, underperforming the broader equity market.
- Global equities delivered positive returns, supported by continued enthusiasm for artificial intelligence (AI) and optimism that the US and Iran were close to ending their conflict.
- North American REITs were flat over the period, following a rally of almost 10% last month. Despite the flat return at the headline level, performance was distinctly risk-on, with the life sciences and cold storage sectors leading, alongside hotel and office companies. Conversely, more defensive segments, such as healthcare, net lease and manufactured housing, were weaker.
- In Asia Pacific, listed real estate declined over the period, with Japanese developers underperforming following lacklustre results. By contrast, Australia outperformed, supported by more encouraging earnings outcomes.
- European real estate underperformed the wider market, with government bond yields remaining elevated across the region.
- In terms of corporate activity, the REIT sector saw confirmation of the largest public-to-public M&A transaction in its history, between US apartment landlords AvalonBay Communities and Equity Residential, underpinned by a 'bigger is better' strategic rationale.

Portfolio review

A key detractor from performance was CBRE, as its share price fell as fears resurfaced around the effect of AI on its brokerage business model. Senior housing landlord Ventas and Japanese REIT United Urban also detracted. Conversely, contributors to performance included Lamar Advertising, as its share price rallied due to solid earnings supported by an accelerated recovery in outdoor advertising and digital billboard conversion tailwinds. The position in Federal Realty Trust contributed after positive results and an upbeat investor day. Highwoods Properties also contributed, alongside strength in the broader office sector, while our recently initiated position in convenience retail landlord Curbline Properties added value following its addition early in the month. During the month, we added to a number of positions, including Simon Property Group, VGP and Unibail-Rodamco-Westfield. We exited positions in self-storage company CubeSmart and healthcare real estate provider National Healthcare Properties.

Manager outlook

While recent geopolitical events cloud the economic outlook, the relative resilience of real estate income streams provides us with some comfort. Property fundamentals have remained healthy across most real estate sectors which, combined with falling new supply, has been translating into stronger pricing power for many of the landlords in which we invest. Asset prices have reset in recent years, providing a cushion against today’s more uncertain rate outlook.

In the short term, we expect market sentiment to continue to be influenced by news flow from the Middle East and the corresponding changes in interest rate expectations. However, we believe real estate stocks offer a buffer, which could provide scope for a re-rating over time.

Source: Janus Henderson Investors

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Based on the Fund’s portfolio returns as at 31 May 2026, the Volatility Factor ("VF") for this Fund is 11.7 and is classified as "Moderate" (Source: Lipper). "Moderate" includes funds with VF that are higher than 8.735 and lower than 11.955 (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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