AmInvest
Powered by Group Wealth Management

Fund Factsheet July 2026
AmGlobal Property Equities Fund
(formerly known as Global Property Equities)

3-year Fund Volatility
11.8
Moderate
Lipper Analytics
30 Jun 2026

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.

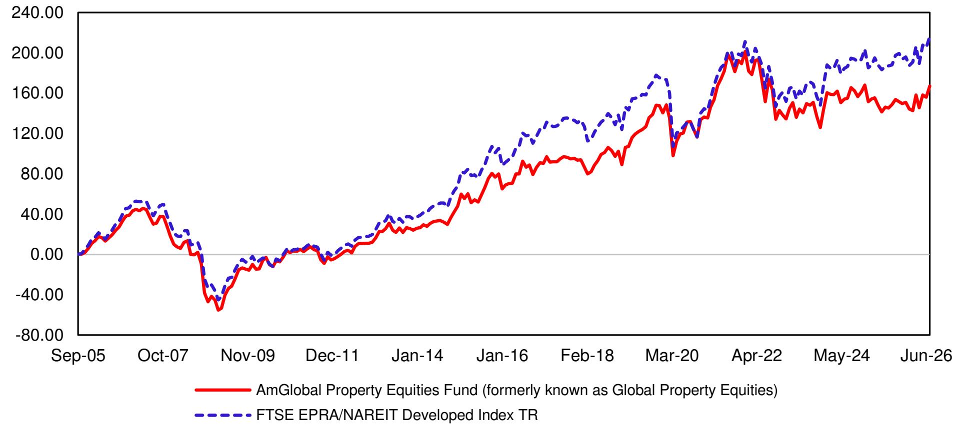
The Fund is suitable for investors:

• 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 30 June 2026)

Cumulative performance over the period (%)



Performance Table (as at 30 June 2026)

Cumulative Return (%)	YTD	1 Month	6 Months	1 Year	3 Years	5 Years
Fund	9.28	4.35	9.28	8.83	6.37	-6.13
*Benchmark	10.08	3.65	10.08	10.22	17.30	9.60

Annualised Return (%)	3 Years	5 Years	10 Years	Since Inception
Fund	2.08	-1.26	3.94	4.81
*Benchmark	5.46	1.85	4.32	5.72

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 30 June 2026)

NAV Per Unit*	MYR 1.8726
Fund Size*	MYR 12.83 million
Unit in Circulation*	6.85 million
1- Year NAV High*	MYR 1.8989 (25 Jun 2026)
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 30 June 2026)

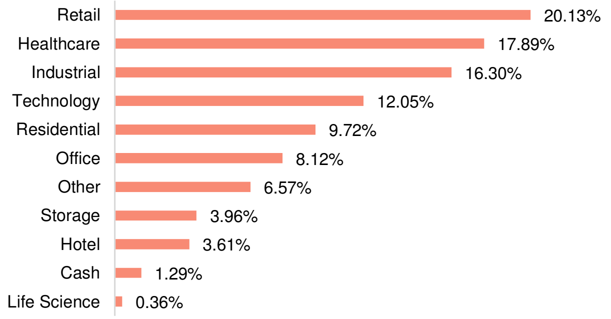
Source: AmFunds Management Berhad

Target Fund's Top 5 Holdings (as at 30 June 2026)

Welltower	9.17%
Prologis	7.51%
Equinix	6.09%
Simon Property Group	4.83%
Digital Realty Trust	4.70%

Source: Janus Henderson Investors

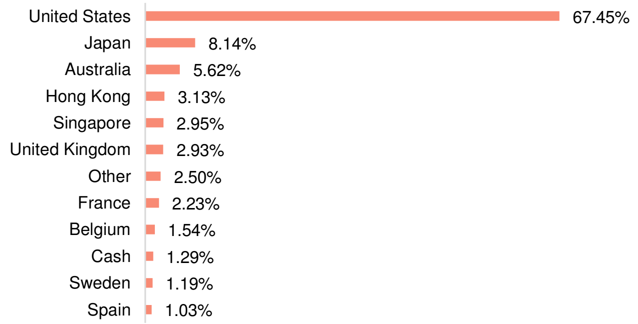
Target Fund's Sector Allocation* (as at 30 June 2026)



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 30 June 2026)



Source: Janus Henderson Investors

Target Fund Manager's Commentary (as at 30 June 2026)

Investment environment

• Global listed real estate delivered a positive return over the month and outperformed the broader equity market.

• Continued tensions between the US and Iran weighed on investor sentiment, despite the two countries signing an initial peace deal mid-month that reopened the Strait of Hormuz. This led to lower oil prices and eased some inflationary pressures.

• Technology shares came under pressure amid renewed scrutiny of elevated capital expenditure (capex) related to artificial intelligence (AI).

• North American REITs rose in June, rounding off a strong first half of 2026. The month was characterised by heightened volatility, with a mid-month sell-off following new Federal Reserve (Fed) Chair Kevin Warsh's hawkish FOMC debut, giving way to a broad-based recovery. Performance across sectors remained highly divergent, as investors continued to favour more discounted, cyclical areas of the market. Office, hotel and mall REITs led gains, while cell tower REITs experienced a particularly weak month.

• In Asia Pacific, listed real estate declined over the month, led by a 12% fall in Hong Kong. The weakness reflected both concerns of higher interest rates and deteriorating residential market fundamentals.

• In Europe, real estate underperformed the wider equity market. German residential and Scandinavian holdings were weak. However, Prologis' takeover offer for UK landlord Segro at a 25% premium provided support and lifted UK real estate.

Portfolio review

Fund performance was driven by strong stock selection. Key contributors included holdings in office landlord Highwoods Properties and retail landlord Simon Property. The position in commercial real estate services provider CBRE also contributed.

Conversely, Sabra Health Care detracted from performance. Data centre landlord Digital Realty Trust also detracted after announcing the purchase of Blackstone's majority equity interest in three fully leased hyperscaler data centres in Northern Virginia for $3.5 billion. Prologis also detracted from performance, coming under pressure following its bid for Segro.

Within healthcare, we closed the holding in senior housing provider Sabra Health Care and switched into nursing and assisted living facilities investor Omega Healthcare Investors. We opened a position in shopping outlet centre landlord Tanger and exited shopping centre landlord Macerich and retail property provider Federal Realty.

Manager outlook

While the macroeconomic outlook remains uncertain, property fundamentals appear 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, while the interest rate outlook remains uncertain, this may be broadly supportive for values over the medium term.

We expect public REITs to continue to lead the recovery in real estate markets, boosted by greater exposure to winning real estate sectors, lower leverage, and advantages in cost and access to capital that may provide a pathway for growth. Importantly, public REITs have continued to offer income streams that have historically been reliable and growing, a characteristic which we believe may continue to reward investors.

Source: Janus Henderson Investors

Disclaimer

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 2024. 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.

Based on the Fund’s portfolio returns as at 30 June 2026, the Volatility Factor ("VF") for this Fund is 11.8 and is classified as "Moderate" (Source: Lipper). "Moderate" includes funds with VF that are higher than 8.660 and lower than 11.915 (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.

This advertisement material is prepared for information purposes only and may not be published, circulated, reproduced or distributed in whole or part, whether directly or indirectly, to any person without the prior written consent of AmFunds Management Berhad [198601005272 (154432-A)] (“AmInvest”). This advertisement material should not be construed as an offer or solicitation for the purchase or sale of any units in AmInvest’s unit trust fund(s). Investors shall be solely responsible for using and relying on any contents in this advertisement material. AmInvest and its employees shall not be held liable to the investors for any damage, direct, indirect or consequential losses (including loss of profit), claims, actions, demands, liabilities suffered by the investors or proceedings and judgments brought or established against the investors, and costs, charges and expenses incurred by the investors or for any investment decision that the investors have made as a result of relying on the content or information in this advertisement material. Investors are advised to read and understand the contents of the Master Prospectus dated 10 September 2017, including any supplementary made thereof from time to time (“Prospectus(es)”) and its Product Highlights Sheet (“PHS”), obtainable at www.aminvest.com, before making an investment decision. The Prospectus(es) and PHS have been registered with the Securities Commission Malaysia, who takes no responsibility for its contents. The Securities Commission Malaysia has not reviewed this advertisement material. Investors may wish to seek advice from a professional advisor before making an investment. The Fund’s units will only be issued upon receipt of the complete application form accompanying the Prospectus(es). Past performance of the Fund is not an indication of its future performance. The Fund’s unit prices and income distribution payable, if any, may rise or fall. Where a unit split/distribution is declared, investors are advised that following the issue of additional units/distribution, the Net Asset Value (“NAV”) per unit will be reduced from pre-unit split NAV/cum-distribution NAV to post-unit split NAV/ex-distribution NAV. Please be advised that where a unit split is declared, the value of investor’s investment in Malaysian Ringgit will remain unchanged after the distribution of the additional units. Investments in the Fund are exposed to industry specific risk, currency risk, risk of a passive strategy, risk of not meeting the Fund's investment objective and counterparty credit risk. Please refer to the Prospectus(es) for detailed information on the specific risks of the fund(s). Investors are advised to consider these risks and other general risk elaborated, as well as the fees, charges and expenses involved. This advertisement material may be translated into languages other than English. In the event of any dispute or ambiguity arising out of such translated versions of this advertisement material, the English version shall prevail. AmInvest’s Privacy Notice can be accessed via aminvest.com.Note: Unless stated otherwise, all fees, charges and/or expenses disclosed in this material are exclusive by way of example and not limitation; goods and services tax, value added tax, consumption tax, levies, duties and other taxes as may be imposed by the Government of Malaysia from time to time (collectively known as “Taxes”). If these fees, charges and/or expenses are subject to any Taxes, such Taxes shall be borne and payable by the Unit Holders and/or the Fund (as the case may be) at the prevailing rate, including any increase or decrease to the rate, in addition to the fees, charges and/or expenses stated herein. Privacy Notice: AmFunds Management Berhad [Company Registration: 198601005272 (154432-A)] issued its Privacy Notice as required by Personal Data Protection Act 2010, which details the use and processing of your personal information by AmFunds Management Berhad. The Privacy Notice can be accessed via www.aminvest.com and is also available at our head office. If you have any queries in relation to the Privacy Notice of AmFunds Management Berhad, please feel free to contact our Customer Service Representative at Tel: +603 2032 2888 OR e-mail: enquiries@aminvest.com.

AmWealth
Group Wealth Management