AmWealth Group Wealth Management

AmFunds Management

Fund Factsheet October 2026

AmGlobal Property Equities Fund

(formerly known as Global Property Equities)

3-year Fund Volatility: 11.8 High — Lipper Analytics, 30 Sep 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.

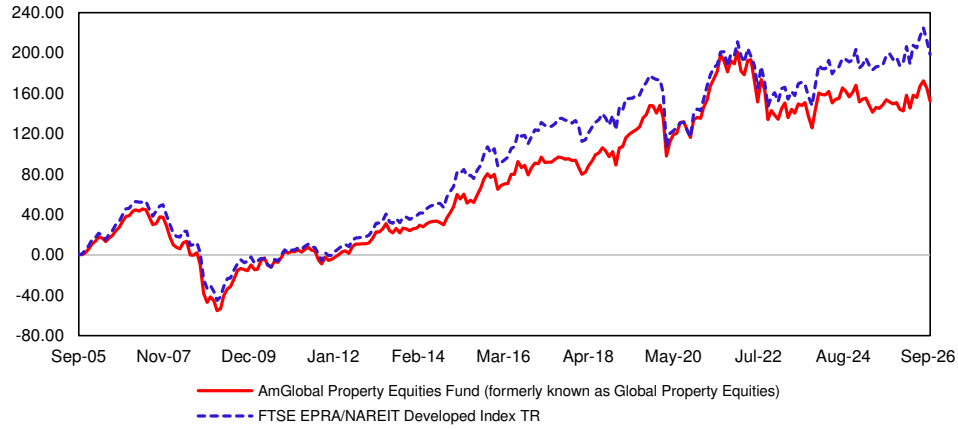
The Fund is suitable for investors:

- 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 September 2026)

Cumulative performance over the period (%)



Performance Table (as at 30 September 2026)

Cumulative Return (%)	YTD	1 Month	6 Months	1 Year	3 Years	5 Years
Fund	3.29	-4.79	2.80	0.30	5.93	-11.16
*Benchmark	3.88	-4.24	3.21	-0.34	16.26	4.01

Annualised Return (%)	3 Years	5 Years	10 Years	Since Inception
Fund	1.94	-2.34	2.86	4.47
*Benchmark	5.14	0.79	3.16	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.

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 September 2026)

NAV Per Unit*	MYR 1.7700
Fund Size*	MYR 11.18 million
Unit in Circulation*	6.32 million
1- Year NAV High*	MYR 1.9518 (28 Jul 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 September 2026)



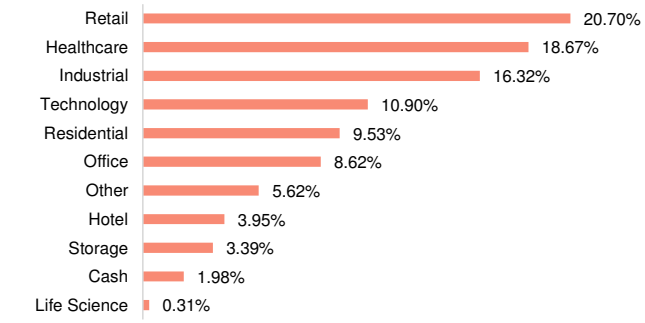
Source: AmFunds Management Berhad

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

Welltower	9.62%
Prologis	7.53%
Equinix	6.36%
Simon Property Group	4.43%
Digital Realty Trust	4.08%

Source: Janus Henderson Investors

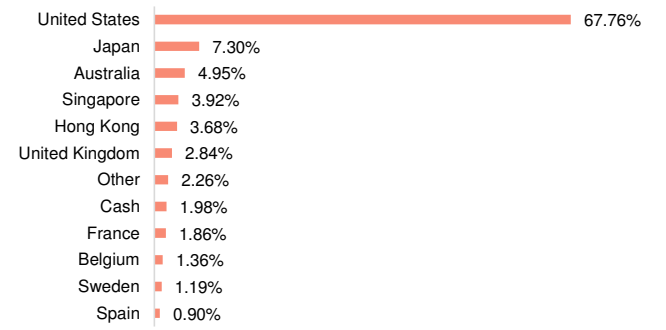
Target Fund's Sector Allocation* (as at 30 September 2026)



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 September 2026)



Source: Janus Henderson Investors

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

• Global equities declined in September despite resilient macroeconomic data, as rising oil prices, elevated bond yields and renewed concerns about inflation weighed on sentiment. The US Federal Reserve (Fed)'s decision to raise interest rates for the first time since 2023, along with its suggestion that more increases could follow, unsettled markets. Concerns about the possible dangers of artificial intelligence (AI) also weighed on sentiment after two leading US companies urged a moderation in the pace of AI development.
• North American REITs declined significantly in September, amid a sharp jump in the US 10-year Treasury yield. The only sector to end the month with a flat return was hotels. Industrial and retail fell due to concerns about the US economy. Rate-sensitive sectors such as homebuilders, as well as sectors exposed to long-duration bonds, including net lease, gaming and towers, bore the brunt of the market conditions.
• Asia Pacific real estate was also weak, with Singapore and Australia the biggest detractors in an environment of rising bond yields and higher interest rates. It was a similar story for European property, which also declined as a rise in rates took European bond yields to multi-year highs. Rising energy prices reinforced a higher-for-longer narrative, with markets pricing in further tightening over the next 12 months. German residential and logistics underperformed.

Portfolio review
Stock selection in healthcare and residential helped to support relative performance during a challenging month. Key contributors included senior housing provider Janus Living and Hilton Worldwide Holdings, supported by resilient travel demand and an improved full-year outlook. Not holding commercial property landlord Realty Income also contributed to relative performance. Among the main detractors from performance were net lease retail landlord Netstreit, commercial property landlord and developer CBRE, and a position in pan-European developer and owner of industrial real estate, VGP.

Trading activity increased meaningfully during the month. We exited Equity Lifestyle Properties and initiated a position in Sun Communities. We also added a position in Brixmor Property Group, funded by selectively trimming some higher-multiple holdings to improve the portfolio's leverage profile. We also closed a position in Csquare. In Asia Pacific, we initiated positions in Charter Hall Group and Frasers Centrepoint Trust, funded primarily through reductions in Goodman Group, Stockland and Hongkong Land. We also undertook a number of smaller relative-value trades across the portfolio, adding to names including Hammerson and TAG Immobilien, while trimming selected positions where the risk/reward profile appeared less compelling to us.

Manager outlook
Higher rates have put renewed pressure on the real estate sector in recent months, with many investors now in wait-and-see mode. Operationally, property fundamentals remain healthy, however, with good demand for high-quality space and falling new supply translating into stronger pricing power for many of the landlords we invest in. Higher inflation should also feed into rental growth in the years ahead.

As ever, listed real estate markets are quick to price in a more uncertain environment, with shares already reflecting the impact of higher rates. Indiscriminate selling also presents opportunity, and we see many higher-quality companies trading well below the value of their real estate and future cash flows. Importantly, we believe these REITs continue to offer reliable, growing income streams, which is a characteristic that means we are being paid to wait today.

Source: Janus Henderson Investors

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Based on the Fund’s portfolio returns as at 30 September 2026, the Volatility Factor ("VF") for this Fund is 11.8 and is classified as "High" (Source: Lipper). "High" includes funds with VF that are higher than 11.765 and lower than 16.555 (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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