AmInvest
Powered by Group Wealth Management

Fund Factsheet July 2026

AmPan European Property Equities

(formerly known as Pan European Property Equities)

Fund Overview

Investment Objective

AmPan European Property Equities (formerly known as Pan European Property Equities) (the "Fund") seeks long-term capital appreciation by investing its assets in quoted equity securities of companies or REITs (or its equivalents) having their registered office in the EEA (European Economic Area) or United Kingdom if it's not part of the EEA and listed or traded on a regulated market which derive the main part of their revenue from the ownership, management and/or development of real estate in Europe. The Fund is denominated in RM.

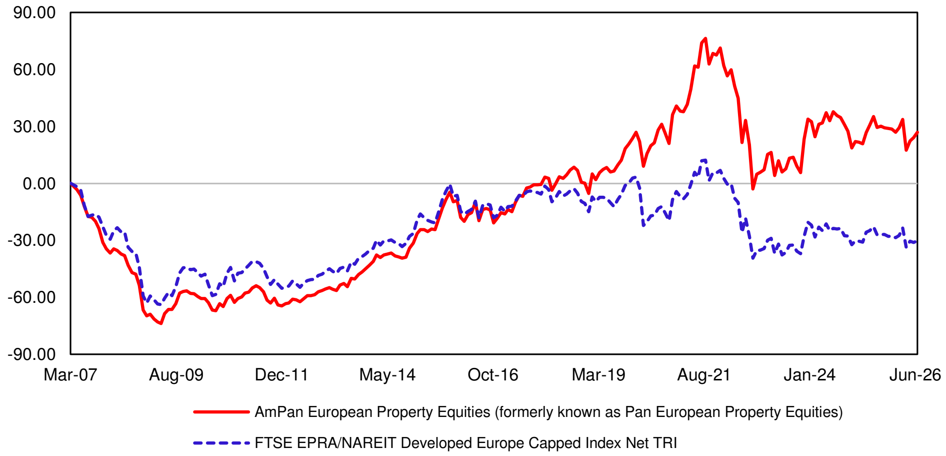
The Fund is suitable for investors seeking:

• potential long-term** capital appreciation through Pan European property related securities.
• potential income* and capital growth through exposure to property related security.

Note: *The income (if any) 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	-	2.30	-	-6.19	16.81	-21.99
*Benchmark	-2.27	1.27	-2.27	-9.62	9.69	-32.47

Annualised Return (%)	3 Years	5 Years	10 Years	Since Inception
Fund	5.31	-4.84	4.60	1.20
*Benchmark	3.13	-7.55	-1.58	-1.61

Calendar Year Return (%)	2025	2024	2023	2022	2021
Fund	7.01	-12.20	24.87	-37.42	21.64
*Benchmark	5.40	-14.81	21.14	-38.57	11.66

*FTSE EPRA/NAREIT Developed Europe Capped Index Net TRI
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 (European Property Equity) / Capital growth and income

Base Currency
MYR

Investment Manager
AmFunds Management Berhad

Launch Date
06 March 2007

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 the 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 1.0441
Fund Size*	MYR 15.43 million
Unit in Circulation*	14.78 million
1- Year NAV High*	MYR 1.1082 (23 Oct 2025)
1- Year NAV Low*	MYR 0.9404 (30 Mar 2026)

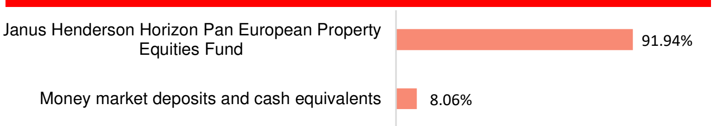
Source: AmFunds Management Berhad
The above fees and charges may be subject to any applicable taxes and/or duties (imposed by the Government of Malaysia which are payable by the unit holder(s) and/or the Fund (as the case may be) at the prevailing rate.

Income Distribution History

Year	Total Payout per unit (Sen)	Yield (%)
2025	1.48	1.36
2024	1.93	1.64
2023	N/A	N/A
2022	N/A	N/A
2021	1.50	1.45

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)



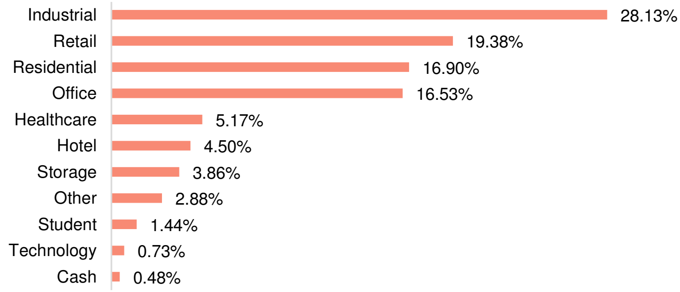
Source: AmFunds Management Berhad

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

Unibail-Rodamco-Westfield	9.67%
Segro	7.74%
PSP Swiss Property	6.21%
Merlin Properties Socimi	5.28%
Aedifica	5.19%

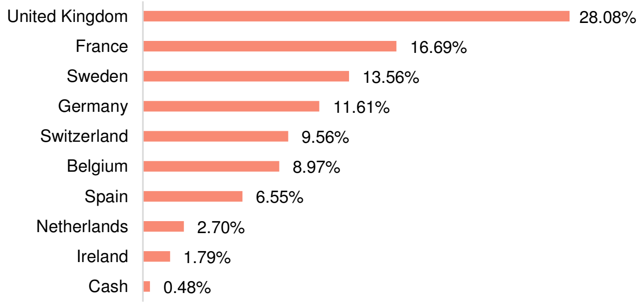
Source: Janus Henderson Investors

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



Source: Janus Henderson Investors

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

Outlook

While recent geopolitical events have clouded the economic outlook, the predictable and growing cash flows of real estate income streams provide some comfort.

Investment environment

- European equities rose in June, as the prospect of a peace deal between the US and Iran improved the economic outlook, with oil prices and inflationary pressures both easing.
- The European Central Bank (ECB) raised its key deposit rate by 25 basis points (bps) to 2.25%, while its comments underpinned expectations that policymakers could tighten borrowing conditions again this year.
- European real estate underperformed the wider equity market despite declining bond yields, as long-term yields and inflation expectations remained elevated.
- German residential and Scandinavian names were weak. However, we saw strong performance across logistics names as US REIT Prologis' indicative takeover offer for UK landlord Segro provided a boost, which lifted the wider UK real estate sector.
- Elsewhere, hotel and storage names also outperformed.

Portfolio review

Stock selection in the UK was beneficial, as holdings in Segro, logistics operator Tritax Big Box and retail landlord Hammerson all added value. Segro benefited from the takeover bid from Prologis at net asset value (NAV) and a 25% premium to the share price. Elsewhere, French hotel group Accor was also a contributor as hopes of a more permanent ceasefire in the Middle East boosted expectations of a recovery in demand.

Conversely, it was a negative month for Swedish holdings, with Swedish Logistic Property, logistics landlord Catena and hotel company Pandox all detracting. PSP Swiss Property was also a detractor.

In terms of activity, we added to CTP based on our growing conviction that the second quarter may put some demand fears to rest. We also opened a new position in Swedish warehouse and logistics company Logistea, where we see an attractive opportunity. Elsewhere, we took profits in Spanish landlord Merlin Properties following strong outperformance and added to other high-conviction positions.

Manager outlook

While recent geopolitical events cloud the economic outlook, the relative resilience of real estate income streams and their ability to help capture inflation over time provide some comfort. Property fundamentals appear healthy across most real estate sectors, 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, providing a cushion against today's more uncertain outlook for interest rates.

While in the short term we expect market sentiment to continue to be influenced by news flow from the Middle East and corresponding moves in rate expectations, we believe there is a significant buffer in real estate stocks today, which may offer scope for a re-rating over time.

Source: Janus Henderson Investors

Disclaimer

Based on the Fund’s portfolio returns as at 30 June 2026, the Volatility Factor ("VF") for this Fund is 16.8 and is classified as "Very High" (Source: Lipper). "Very High" includes funds with VF that are more than 16.495 (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