AmWealth Group Wealth Management
AmFunds Management

Fund Factsheet September 2026
AmPan European Property Equities
(formerly known as Pan European Property Equities)

3-year Fund Volatility
16.9
Very High
Lipper Analytics
31 Aug 2026

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.

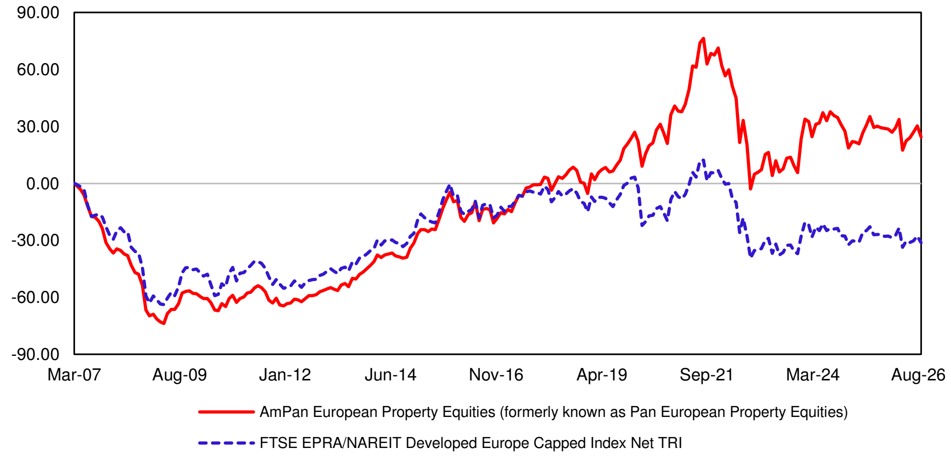
The Fund is suitable for investors seeking:

• 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 31 August 2026)

Cumulative performance over the period (%)



Performance Table (as at 31 August 2026)

Cumulative Return (%)	YTD	1 Month	6 Months	1 Year	3 Years	5 Years
Fund	-1.91	-4.43	-6.92	-4.37	8.52	-30.10
*Benchmark	-3.86	-4.93	-10.20	-6.16	1.67	-38.93

Annualised Return (%)	3 Years	5 Years	10 Years	Since Inception
Fund	2.76	-6.91	3.59	1.09
*Benchmark	0.55	-9.39	-2.59	-1.68

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 31 August 2026)

NAV Per Unit*	MYR 1.0131
Fund Size*	MYR 14.61 million
Unit in Circulation*	14.42 million
1- Year NAV High*	MYR 1.1082 (23 Oct 2025)
1- Year NAV Low*	MYR 0.9404 (30 Mar 2026)

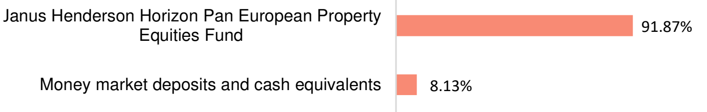
Source: AmFunds Management Berhad
The above fees and charges may be subject to any applicable taxes and/or duties (imposed by the Government of Malaysia which are payable by the unit holder(s) and/or the Fund (as the case may be) at the prevailing rate.

Income Distribution History

Year	Total Payout per unit (Sen)	Yield (%)
2026	0.51	0.49
2025	1.48	1.36
2024	1.93	1.64
2023	N/A	N/A
2022	N/A	N/A

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 August 2026)



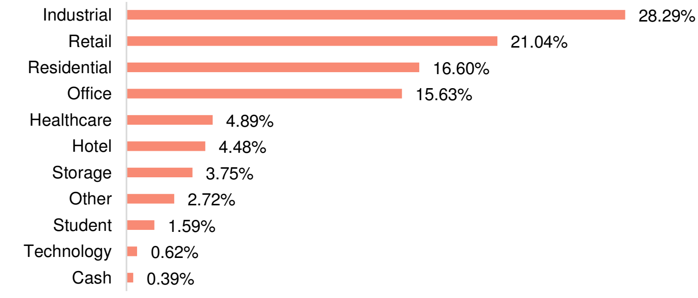
Source: AmFunds Management Berhad

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

Unibail-Rodamco-Westfield	8.85%
Segro	6.93%
PSP Swiss Property	5.69%
Tritax Big Box REIT	5.30%
Merlin Properties Socimi	4.99%

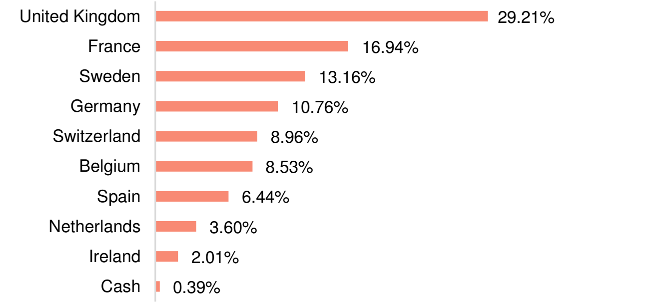
Source: Janus Henderson Investors

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



Source: Janus Henderson Investors

Target Fund's Country Allocation* (as at 31 August 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 31 August 2026)

• European equities rose over August, supported by robust corporate earnings, gains in technology shares and optimism about the economy. These gains outweighed concerns about inflation and geopolitical tensions.
• Comments from some European Central Bank (ECB) policymakers, along with signs of economic resilience, increased expectations that interest rates could rise in September.
• European real estate underperformed the broader market over the month.
• The reporting season delivered a more mixed set of outcomes, while rising bond yields (and falling prices), renewed political concerns in France, Germany and the UK, and the higher-for-longer interest rate narrative all acted as headwinds for the sector. There were some areas of relative resilience in parts of the UK market.
• Elsewhere, higher interest rates and limited disposal progress impacted German residential property names.
• French real estate was weak, despite good results from retail landlords.
• Industrial and logistics were also weak, despite pre-leasing outlooks highlighting growing demand.

Portfolio review
August was a challenging month for European real estate, with stock selection detracting from performance. Notable detractors included Merlin Properties, where concerns over the outlook for data centre development and potential regulatory restrictions weighed on sentiment, and Unibail-Rodamco-Westfield, which was impacted by renewed political uncertainty in France.

Conversely, contributors included an underweight position in German landlord Vonovia, and holdings in Irish Residential Properties REIT and French hotel group Accor.

In terms of activity, we rotated retail holdings, selling French landlord Carmila and switching into peer Eurocommercial, where we believe the underlying fundamentals are stronger. Elsewhere, we topped up the position in UK logistics landlord Tritax Big Box via a placing to fund its data centre pipeline. We also increased the position in Sweden via Swedish Logistics Property, which we funded by trimming various other 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 to remain 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, which may provide a cushion against today’s more uncertain interest rate outlook.

In the short term, we expect markets to continue to be influenced by news flow from the Middle East and corresponding moves in interest rate expectations. Still, we believe real estate stocks appear attractively valued at the time of writing.

Source: Janus Henderson Investors

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Based on the Fund's portfolio returns as at 31 August 2026, the Volatility Factor ("VF") for this Fund is 16.9 and is classified as "Very High" (Source: Lipper). "Very High" includes funds with VF that are more than 16.705 (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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