

AmAsia Pacific REITs



Growing Your Investments in a Changing World

About AmInvest

AmInvest funds span across different asset classes over four decades, providing both conventional and Shariah-compliant solutions to retail and institutional investors.

Features of REITs



Pooled Capital of Many Investors

- Diversification across a spectrum of real estate properties - offices, malls, hospitals, etc.



Access to Income

- Investors of REITs earn a share of income produced through real estate investments - without actually having to buy or finance many properties.¹

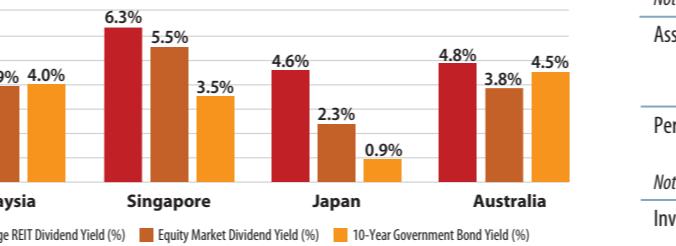


Liquid Like Stocks

- Affordable.
- Liquid - easy to buy and sell.
- Diversification reduces overall portfolio risk.

Key reasons to invest in AmAsia Pacific REITs (the "Fund")

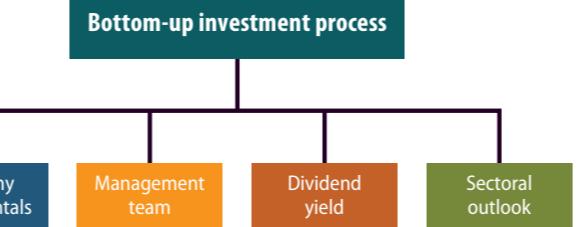
1 REITs generally have higher dividend yields than non-REITs equities and government bond yields



Note: Past performance is not an indication of its future performance. The Fund's unit prices as well as investment returns and income distribution payable, if any, may rise or fall.

Source: For Average REIT Dividend Yield indices represented by Malaysia – simple average of forecasted dividends of listed Malaysian REITs, Singapore – FTSE Straits Times Real Estate Investment Trust Index, Japan – Tokyo Stock Exchange Index and Australia – S&P/ASX200 A-REIT Index, Equity Market Dividend Yield indices represented by Malaysia – FTSE Bursa Malaysia KLCI (FBM KLCI), Singapore – Straits Times Index, Japan – Nikkei and Australia – S&P ASX 200, 10-Year government bond yields as a proxy for risk free rate, Bloomberg, 26 April 2024.

2 Disciplined investment process to provide regular income and growth



3 Managed by award-winning fund manager - AmInvest



Asia Asset Management Best of the Best Awards 2024

1 Source: www.reit.com/what-reit

Fund Information

Fund Category Fund-of-Funds.

Investment Objective The Fund aims to provide regular income¹ and to a lesser extent capital appreciation over the medium to long-term² by investing in real estate investment trusts (REITs).

Note: Any material change to the investment objective of the Fund would require Unit Holders' approval.

Asset Allocation • 85% to 98% of the Fund's Net Asset Value (NAV) will be invested in REITs; and
• between 2% and 15% of the Fund's NAV in liquid assets.

Performance Benchmark S&P Pan Asia REITs Index³.
(obtainable from: www.aminvest.com and Bloomberg L.P.)

Note: The risk profile of the performance benchmark is not the same as the risk profile of the Fund.

Investor Profile The Fund is suitable for investors seeking:
• investment exposure through a diversified portfolio of REITs in the Asia Pacific region. Portfolio diversification is obtained by investing in REITs of various sub-sectors (for example, residential, commercial, industrial within the REITs sector) listed in various countries; and
• potential regular income¹ and, to a lesser extent capital appreciation over the medium to long-term².

Specific Risks associated with the Fund Risks associated with investment in REITs, sectoral risk, income distribution risk and currency risk.

Income Distribution

Class B (MYR)

Subject to availability of income, distribution is paid at least once a year and will be paid in the form of cash or units.

Fees and Charges

Entry Charge Class B: Up to 5.00% of the NAV per unit of the class.

Note: The entry charge is to be charged upon investment in the Fund. There will be no entry charge for all staff from AmBank Group.

Exit Penalty

Nil.

Annual Management Fee Class B: Up to 1.50% per annum of the NAV of the Class.

Annual Trustee Fee Up to 0.08% per annum of the NAV of the Fund, subject to a minimum fee of RM10,000 per annum.

Note: 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.

Transaction Details

Cooling-off Right Investors who are investing with the Manager for the first time may exercise their cooling-off right.

Cooling-off Period The cooling-off period shall be for a total of seven (7) business days commencing from the date the application for units is received by the Manager.

Investments in the Fund involve risks including the risk of total capital loss and no income distribution. For more details on the Fund's risks, please refer to the Prospectuses.

Notes:

1 The income could be in the form of units or cash.
2 Medium to long-term refers to a period of at least 3 years.

3 The S&P Pan Asia REITs Index (the "Index") is a product of S&P Dow Jones Indices LLC ("SPDJI"), and has been licensed for use by AmFunds Management Berhad. S&P® is a registered trademark of S&P Global ("S&P"); Dow Jones® is a registered trademark of Dow Jones Trademark Holdings LLC ("Dow Jones"); AmAsia Pacific REITs (the "Fund") is not sponsored, endorsed, sold or promoted by SPDJI, Dow Jones, S&P, any of their respective affiliates (collectively, "S&P Dow Jones Indices"). S&P Dow Jones Indices makes no representation or warranty, express or implied, to the owners of the Fund or any member of the public regarding the advisability of investing in securities generally or in the Fund particularly or the ability of the Index to track general market performance. S&P Dow Jones Indices' only relationship to AmFunds Management Berhad with respect to the Index is the licensing of the Index and certain trademarks, service marks and/or trade names of S&P Dow Jones Indices and/or its licensors. The Index is determined, composed and calculated by S&P Dow Jones Indices without regard to AmFunds Management Berhad or the Fund. S&P Dow Jones Indices have no obligation to take the needs of AmFunds Management Berhad or the owners of the Fund into consideration in determining, composing or calculating the Index. S&P Dow Jones Indices are not responsible for and have not participated in the determination of the prices, and amount of the Fund or the timing of the issuance or sale of the Fund or in the determination or calculation of the equation by which the Fund is to be converted into cash, surrendered or redeemed, as the case may be. S&P Dow Jones Indices have no obligation or liability in connection with the administration, marketing or trading of the Fund. There is no assurance that investment products based on the Index will accurately track index performance or provide positive investment returns. S&P Dow Jones Indices LLC is not an investment advisor. Inclusion of a security within an index is not a recommendation by S&P Dow Jones Indices to buy, sell, or hold such security, nor is it considered to be investment advice.

Disclaimer - 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 judgements 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(ies) made thereof from time to time ("Prospectuses") and its Product Highlights Sheet ("PHS"), obtainable at www.aminvest.com, before making an investment decision. The Prospectuses and PHS have been registered with the Securities Commission Malaysia, who takes no responsibility for its contents. The Securities Commission Malaysia's approval or authorisation, or the registration, lodgement or submission of the Prospectuses and PHS does not amount to nor indicate that the Securities Commission Malaysia has recommended or endorsed the Fund. The Securities Commission Malaysia has not reviewed this advertisement material. Investors may wish to seek advice from a professional advisor before making an investment decision. The Fund's units will only be issued upon receipt of the complete application form accompanying the Prospectuses. Past performance is not an indication of its future performance. The Fund's unit prices as well as investment returns 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 Risks associated with investment in REITs, sectoral risk, income distribution risk, and currency risk. Investors are advised to consider these risks and other general risks 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 www.aminvest.com. The Awards are conferred by Asia Asset Management Best of the Best Awards 2024 in January 2024. The grantor for the above-mentioned award is not related to AmFunds Management Berhad.

Mengenai AmlInvest

Dana AmlInvest menjangkui kelas aset yang berbeza sejak lebih empat dekad, menyediakan kedua-dua penyelesaian konvensional dan patuh Syariah untuk pelabur runcit dan institusi.

Ciri-ciri REITs



Modal Terkumpul daripada Pelabur-pelabur yang Ramai

- Kepelbagaiannya merentasi spektrum hartanah - pejabat, pusat beli-belah, hospital, dan lain-lain.



Akses kepada Pendapatan

- Pelabur REITs mendapat sebahagian daripada pendapatan yang dihasilkan melalui pelaburan hartanah - tanpa keperluan membeli atau membayai hartanah yang banyak.¹



Pasaran Saham

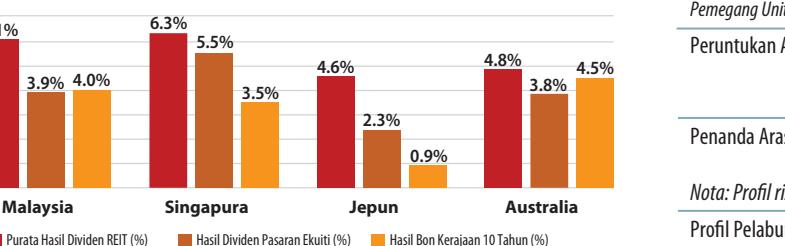
Berkecairan Seperti Saham

- Mampu milik.
- Berkecairan - senang dibeli dan dijual.
- Kepelbagian mengurangkan risiko portfolio secara keseluruhan.

¹ Sumber: www.reit.com/what-reit

Sebab utama untuk melabur dalam AmAsia Pacific REITs ("Dana")

1 Secara umumnya REIT mempunyai hasil dividen yang lebih tinggi daripada ekuiti bukan REIT dan hasil bon kerajaan

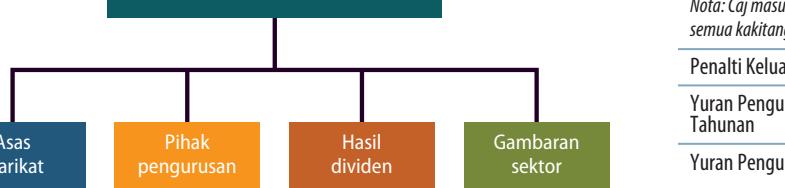


Nota: Prestasi masa lalu bukan petunjuk kepada prestasi masa hadapan. Harga unit Dana dan pulangan pelaburan serta pengagihan pendapatan Dana yang boleh dibayar, jika ada, mungkin turun atau meningkat.

Sumber: Untuk indeks Hasil Purata Dividen REIT yang diwakili oleh Malaysia - purata sederhana ramalan dividen REIT Malaysia yang tersenarai, Singapura - FTSE Straits Times Real Estate Investment Trust Index, Jepun - Tokyo Stock Exchange Index dan Australia - S&P/ASX200 A-REIT Index, indeks Hasil Dividen Pasaran Ekuiti yang diwakili oleh Malaysia - FTSE Bursa Malaysia KLCI (FBM KLCI), Singapura - Straits Times Index, Jepun - Nikkei dan Australia - S&P ASX 200, hasil bon kerajaan selama 10 tahun sebagai proksi untuk kadar bebas risiko, Bloomberg, 26 April 2024.

2 Proses pelaburan yang berdisiplin untuk menyediakan pendapatan dan pertumbuhan yang teratur

Proses pelaburan bawah ke atas



3 Diuruskan oleh pengurus dana yang memenangi anugerah - AmlInvest

Pengurus Dana Pencen Terbaik, Malaysia (6 tahun berturut-turut)

Asia Asset Management Best of the Best Awards 2024

Nota:

- Pendapatan tetap mungkin dalam bentuk unit atau tunai.
- Jangka sederhana sehingga jangka panjang merujuk kepada tempoh sekurang-kurangnya 3 tahun.
- S&P Pan Asia REITs Index ("Indeks") merupakan produk S&P Dow Jones Indices LLC ("SPDJI"), dan telah dilesenkan untuk digunakan oleh AmFunds Management Berhad. S&P® ialah tanda dagangan berdaftar S&P Global ("S&P"); Dow Jones® ialah tanda dagangan berdaftar Dow Jones Trademark Holdings LLC ("Dow Jones"); AmAsia Pacific REITs ("Dana") tidak ditaja, diendors, dijual atau dipromosikan oleh SPDJI, Dow Jones, S&P, mana-mana ahli gabungan masing-masing (secara kolektif, "S&P Dow Jones Indices"). Indeks S&P Dow Jones tidak membuat representasi atau waranti, nyata atau tersirat, kepada pemilik Dana atau mana-mana orang awam mengenai kesesuaian untuk melabur dalam sekuriti secara amnya atau dalam Dana khususnya atau keupayaan Indeks untuk mengesan prestasi pasaran umum. Satu-satunya hubungan Indeks S&P Dow Jones dengan AmFunds Management Berhad berkenaan dengan Indeks ialah pelesenan Indeks dan tanda dagangan tertentu, tanda perkhidmatan dan/atau nama dagangan Indeks S&P Dow Jones dan/atau pemberi lesennya. Indeks ditentukan, dikarang dan dikira oleh Indeks S&P Dow Jones tanpa mengambil kira AmFunds Management Berhad atau Dana. Indeks S&P Dow Jones tidak mempunyai kewajipan untuk mengambil kira keperluan AmFunds Management Berhad atau pemilik Dana dalam menentukan, membuat atau mengira Indeks. Indeks S&P Dow Jones tidak bertanggungjawab dan tidak mengambil bahagian dalam penentuan harga, dan amanah Dana atau masa penerbitan atau perjualan Dana atau dalam penentuan atau pengiraan persamaan yang mana Dana akan ditukarkan kepada wang tunai, diserahkan atau ditebus, mengikut mana-mana yang berkenaan. Indeks S&P Dow Jones tidak mempunyai obligasi atau liabiliti berkaitan dengan pentadbiran, pemasaran atau perdagangan Dana. Tiada jaminan bahawa produk pelaburan berdasarkan Indeks akan menjeksi prestasi dengan tepat atau memberikan pulangan pelaburan yang positif. S&P Dow Jones Indices LLC bukanlah penasihat pelaburan. Kemasukan sekuriti dalam indeks bukanlah cadangan oleh Indeks S&P Dow Jones untuk membeli, menjual atau memegang sekuriti tersebut, dan juga tidak dianggap sebagai nasihat pelaburan.

Penafian - Bahan iklan ini disediakan untuk tujuan makluman sahaja dan tidak boleh diterbitkan, diedarkan, diterbitkan semula atau diedarkan secara keseluruhan atau sebahagian, sama ada secara langsung atau tidak langsung, kepada mana-mana orang tanpa kebenaran bertulis terlebih dahulu daripada AmFunds Management Berhad [198601005272 (154432-A)]. Bahan iklan tidak boleh ditafsirkan sebagai tawaran atau permohonan untuk pembelian atau penjualan mana-mana unit dalam dana unit amanah AmlInvest. Pelabur hendaklah bertanggungjawab sepenuhnya untuk penggunaan dan pergantungan kepada apa-apa kandungan dalam bahan iklan ini. AmlInvest dan kakitangannya tidak akan bertanggungjawab terhadap pelabur untuk sebarang kerosakan, kerugian langsung, tidak langsung atau berbangkit (termasuk kehilangan keuntungan), tuntutan, tindakan, permintaan, liabiliti yang pelabur alami atau prosiding dan penghakiman yang dibawa atau ditentukan terhadap pelabur, dan kos, caj dan perbelanjaan yang ditanggung oleh pelabur atau untuk sebarang keputusan pelaburan yang pelabur telah buat dengan bergantung pada kandungan atau maklumat dalam bahan iklan ini. Pelabur adalah dinasihatkan untuk membaca dan memahami kandungan Prospektus Induk bertarikh 10 September 2017, termasuk mana-mana tambahan berikutannya dari semasa ke semasa ("Prospektus") dan Lembaran Maklumat Produk ("PHS"), boleh didapati di www.aminvest.com, sebelum membuat sesuatu keputusan pelaburan. Prospektus dan PHS tersebut telah didaftarkan dengan Suruhanjaya Sekuriti Malaysia, yang tidak bertanggungjawab ke atas kandungannya. Kelulusan atau kebenaran Suruhanjaya Sekuriti Malaysia, atau pendaftaran, penyimpanan atau penyerahan Prospektus dan PHS tidak bermakna atau menunjukkan bahawa Suruhanjaya Sekuriti Malaysia telah mencadangkan atau mengendorsti Dana tersebut. Suruhanjaya Sekuriti Malaysia tidak menyemak bahan iklan ini. Pelabur mungkin mahu mendapatkan nasihat daripada profesional sebelum membuat pelaburan. Unit Dana hanya akan diterbitkan apabila borang permohonan lengkap yang mengiringi Prospektus diterima. Prestasi masa lalu bukan petunjuk kepada prestasi masa hadapan. Harga unit Dana dan pulangan pelaburan serta pengagihan pendapatan Dana yang boleh dibayar, jika ada, mungkin turun atau meningkat. Di mana pemecahan/pengagihan unit diisytiharkan, pelabur adalah dinasihatkan bahawa berikutkan terbitan unit/pengagihan tambahan, Nilai Aset Bersih ("NAB") setiap unit akan dikurangkan daripada NAB pemecahan pra unit/NAB merangkap pengagihan kepada NAB pemecahan pasca unit/NAB bekas pengagihan. Sila ambil perhatian bahawa jika pemecahan unit diisytiharkan, nilai pelaburan pelabur dalam Ringgit Malaysia akan kekal tidak berubah selepas pengagihan unit tambahan tersebut. Pelaburan dalam Dana tersebut terdedah kepada risiko berkaitan dengan pelaburan dalam REITs, risiko sektor, risiko pengagihan pendapatan dan risiko mata wang. Pelabur dinasihatkan untuk mempertimbangkan risiko ini dan risiko am lain yang telah diuraikan, serta yuran, caj dan perbelanjaan yang terlibat. Bahan iklan ini boleh diterjemahkan ke dalam bahasa selain bahasa Inggeris. Sekiranya berlaku sebarang pertikaian atau kekeliruan yang timbul daripada versi terjemahan bahan iklan ini, versi bahasa Inggeris akan diguna pakai. Notis Privasi AmlInvest boleh diakses melalui www.aminvest.com. Asia Asset Management Best of the Best Awards 2024 dianugerahkan oleh Asia Asset Management. Pemberi anugerah tidak berkaitan dengan AmFunds Management Berhad.

03-2032 2888 | www.aminvest.com

AmFunds Management Berhad 198601005272 (154432-A)
9th & 10th Floor, Bangunan AmBank Group
55 Jalan Raja Chulan, 50200 Kuala Lumpur, Malaysia
Email: enquiries@aminvest.com