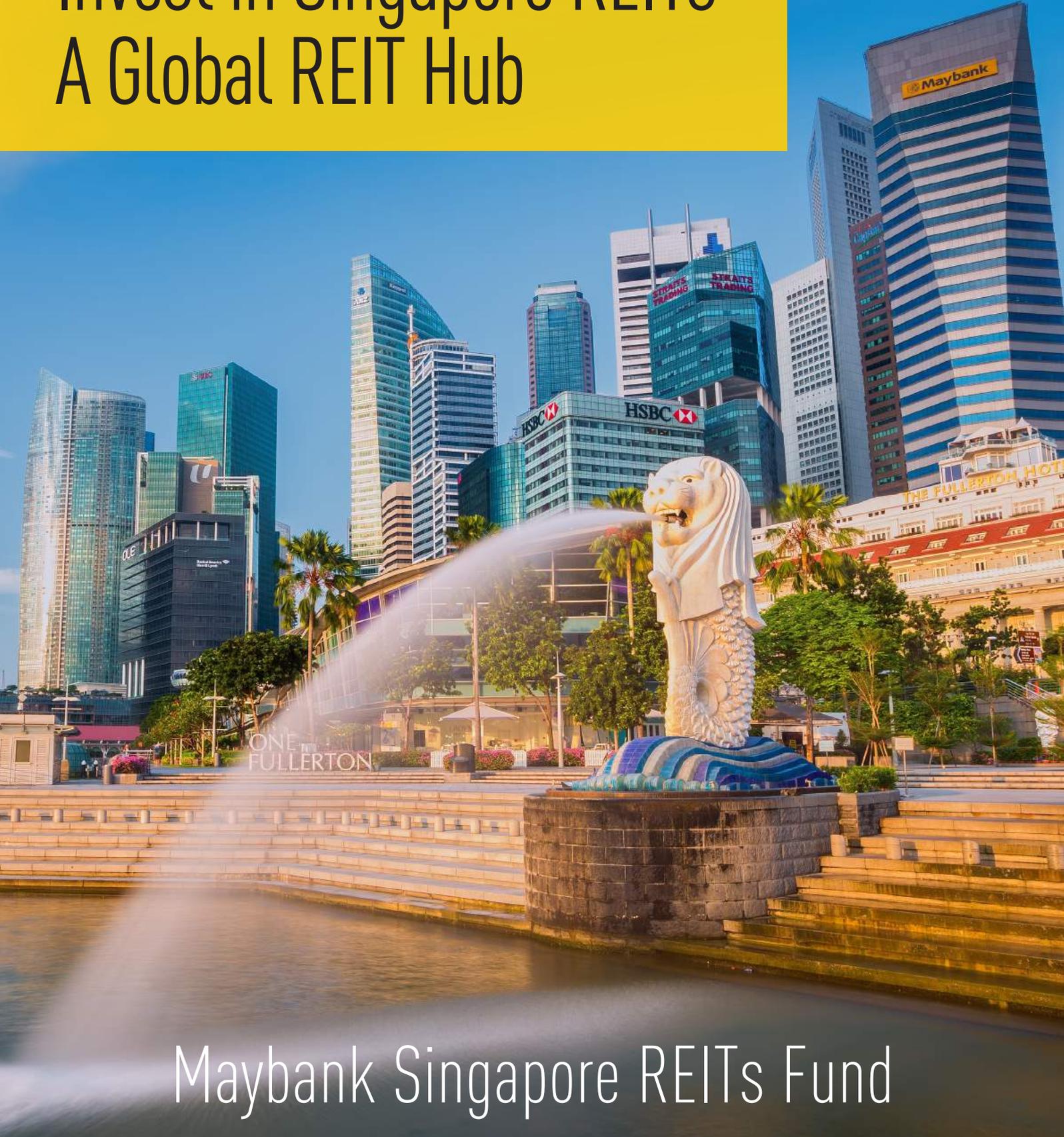


Invest in Singapore REITs - A Global REIT Hub



Maybank Singapore REITs Fund

Humanising Financial Services.

 **Maybank**
Asset Management

Invest in Singapore REITs - A Global REIT Hub

Maybank Singapore REITs Fund

The Maybank Singapore REITs Fund (“the Fund”) aims to provide income through investments in a portfolio of Singapore REITs (“SREITs”) listed on the Singapore Exchange (“SGX”).

Why Invest in Maybank Singapore REITs Fund?

01



STRONG HISTORICAL RETURNS

Return over last 10 years.¹

Singapore REITs	8.44% p.a.
Singapore Equities	3.51% p.a.



02

EXPOSURE TO TIER 1 REAL ESTATE

- Singapore REITs provide access to Tier 1 (top grade) real estate & world-class property.

INFLATION HEDGE

- Ownership of commercial real estates functions as an inflation hedge.

03



LARGE INVESTABLE UNIVERSE

- Singapore is the second-largest REITs market in Asia, with over 40 investable REITs.¹
- Total market capitalisation of over US\$50 billion.
- Many Singapore REITs have also diversified to invest in properties outside Singapore.



04

¹ Source: Maybank Asset Management, Bloomberg, June 2021.



Why Invest in a REIT?



AFFORDABILITY

- Low cost with minimal investment as compared to purchasing real estate.



CONVENIENCE AND LIQUIDITY

- Easily traded on the stock exchange compared to physical properties.
- Daily liquidity with no lock-in period.



STABLE INCOME STREAM

- Steady income from rental properties.



EXPOSURE TO LARGE-SCALE REAL ESTATE

- Opportunity to buy property / own a large real estate without owning a single building.
- Invest in diversified properties subsectors.



PORTFOLIO DIVERSIFICATION

- Real Estate can be good for diversifying a portfolio by offering a different asset class that can act as a counterweight to equities or bonds.

Source: Bursa Malaysia.

Over 85% of SREITs own properties outside Singapore and across the world*.



Diversified Property Subsectors



Industrial



Office



Retail



Hospitality



Healthcare



Hotel & Resort



Real Estate
Operating
Companies

Source: Maybank Asset Management, Bloomberg, June 2021.

For more information, kindly contact your Relationship Manager
or Maybank Asset Management's Client Servicing Team at +603 2297 7888,
or visit us at www.maybank-am.com

KEY FUND DATA

Fund Name	Maybank Singapore REITs Fund (“Fund” or “MSRF”)		
Launch Date	13 September 2018		
Fund Category	Fund-of-Funds / REITs (retail fund)		
Fund Type	Income		
Manager	Maybank Asset Management Sdn. Bhd. (“MAM” or “Manager”)		
Trustee	RHB Trustees Berhad		
Investment Adviser	Maybank Asset Management Singapore Pte Ltd (“MAMS”)		
Financial Year End	31 July		
Base Currency	Singapore Dollar (“SGD”)		
Class	MYR Class	MYR (Hedged Class)	SGD Class
Initial Offer Price	RM1.00	RM1.00	SGD1.00
Investment Objective	<p>The Fund aims to provide income through investments in a portfolio of Singapore Real Estate Investment Trusts (“SREITs”) listed on the Singapore stock exchange.</p> <p><i>Any material change to the investment objective of the Fund would require Unit Holders’ approval.</i></p>		
Investor’s Profile	<p>The Fund is suitable for investors who:</p> <ul style="list-style-type: none"> • are comfortable with the volatility and risk of a fund which has exposure to SREITs and/or real estate investment trusts only; • have a Medium to Long Term investment horizon; and • seek semi-annual income. 		
Benchmark	<p>Absolute return of 5% per annum (SGD).</p> <p><i>Note: This is not a guaranteed return and is only a measurement of the Fund’s performance. For the purpose of the Fund, the benchmark is used as a yardstick to assess the performance of the Fund.</i></p>		
Investment Policy & Strategy	<p>The Fund will invest a minimum of 70% of its net asset value (“NAV”) into a basket of listed SREITs. These include but are not limited to initial public offer of SREITs which are to be listed on the Singapore stock exchange. The balance of up to 30% of the Fund’s NAV will be invested in liquid assets which include but are not limited to fixed deposits and money market instruments. We will not invest more than 10% of the Fund’s NAV in any one listed SREITs at the time of purchase. However, the Fund may deviate from this investment limit up to +/- 5% (“deviation allowance”). Any breach exceeding the deviation allowance must be rectified within three (3) months from the date of the breach. The Fund may also invest up to 20% of the Fund’s NAV in real estate investment trusts which are listed on any other stock exchanges.</p> <p>We may also invest up to 10% of the Fund’s NAV in structured products such as equity-linked investments (“ELIs”) as an option to generate additional returns for the Fund. The investments in structured products will take place when we have certain views of the market and would like to capitalise on it by investing in structured products. For example, if we take the view that an underlying share would be range bound for certain period, we may engage in ELIs which pay certain interest income and at the same time are indifferent to receive the underlying shares if the ELIs were to be converted into shares.</p> <p>The Fund is actively managed. However, the frequency of its trading activities will depend on market opportunities and our assessment of the market outlook.</p> <p>The Fund will use derivatives such as currency forwards for hedging purposes to manage the currency risk of the Classes not denominated in SGD.</p>		
Asset Allocation	Asset Type	% of the Fund’s NAV	
	Listed SREITs	A Minimum of 70%	
	Liquid assets	Up to 30%	
	Real estate investment trusts listed on other stock exchanges	Up to 20%	
	Structured products	Up to 10%	
Distribution Policy	Subject to availability of income, distribution will be made on a semi-annual basis.		
Min. Initial Investment Amount[^]	MYR Class	MYR (Hedged Class)	SGD Class
	RM1,000.00	RM1,000.00	SGD1,000.00
Min. Additional Investment Amount[^]	MYR Class	MYR (Hedged Class)	SGD Class
	RM100.00	RM100.00	SGD100.00
Minimum Unit Holdings[^]	1,000 units		
Sales Charge*	Up to 3.0% of the NAV per Unit		
Redemption Charge	Nil.		
Annual Management Fee	Up to 1.20% per annum of the NAV of each Class		
Annual Trustee Fee	0.02% per annum of the NAV of the Fund subject to a minimum fee of RM6,000 per annum (excluding foreign custodian fees and charges).		
Minimum Redemption of Units[^]	None provided the minimum balance requirement is met.		
Payment of Redemption Proceeds	Within 10 days from the date the redemption request is received.		

Note: [^]Investors may negotiate for a lower sales charge. [^]or such other lower number of units as determined by us from time to time.

Maybank Asset Management Sdn. Bhd. (Co. Reg. No. : 199701006283)

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Disclaimer: This brochure is a brief description of the Fund and is not exhaustive. Investors are advised to request, read and understand the Prospectus before deciding to invest. The Prospectus for Maybank Singapore REITs Fund dated 21 June 2021 and its supplementaries if any (“Prospectus”) has been registered/ deposited with the Securities Commission Malaysia (“SC”), who takes no responsibility for its contents. A copy of the Prospectus can be obtained at our office or at our distributor’s branches. Investors are again advised to read and understand the content of the Prospectus before investing. Among others, Investors should consider the fees and charges involved. The price units and distribution made payable, if any, may go down as well as up. The past performance of the Fund should not be taken as indicative of its future performance.

SC’s approval or authorisation, or the registration, lodgment or submission of the Prospectus does not amount to nor indicate that the SC has recommended or endorsed the Fund or the advertisement, nor reviewed this brochure.