The Fund aims to provide income through investments in a portfolio of Singapore Real Estate Investment Trusts ("SREITs") 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. The Fund may also invest up to 20% of the Fund's NAV in Real Estate Investment Trusts ("REITs") which are listed on other stock exchanges.

Investment Strategy:
- A minimum of 70% of the Fund's NAV will be invested in listed SREITs.
- Up to 30% of the Fund's NAV will be invested in liquid assets.
- Up to 20% of the Fund's NAV may be invested in real estate investment trusts listed on other stock exchanges.

KEY FUND DATA

<table>
<thead>
<tr>
<th>Class</th>
<th>MYR Class</th>
<th>MYR (Hedged) Class</th>
<th>SGD Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initial Offer Price</td>
<td>RM1.00</td>
<td>MYR (Hedged) Class: RM10,000</td>
<td></td>
</tr>
</tbody>
</table>

Investor Profile:
The Fund is suitable for Sophisticated Investors: (i) who are comfortable with the volatility and risk of an equity fund which has exposure to Singapore Real Estate Investment Trusts ("SREITs") and/or property related equities only; (ii) who have a medium to long term investment horizon; and (iii) who seek semi-annual income.

Note: Please refer to the Information Memorandum of the Fund for further details.

Maybank Singapore REITs Fund

Humanising Financial Services.

Become an Investor in Singapore's Income-generating Property Market.
The Maybank Singapore REITs Fund

The Maybank Singapore REITs Fund is a fund that aims to provide income through investments in a portfolio of Singapore Real Estate Investment Trusts (“SREITs”) listed on the Singapore stock exchange. The Fund will invest a minimum of 70% into a basket of SREITs, with the balance of up to 30% of the Fund’s NAV in liquid assets. The Fund may also invest up to 20% of the Fund’s NAV in REITs which are listed in any other stock exchanges.

Your Investment Plan

A minimum investment of:
- RM10,000 for MYR Class & MYR (Hedged) Class
- SGD5,000 for SGD Class

A minimum additional investment of:
- RM1,000 for MYR Class & MYR (Hedged) Class
- SGD1,000 for SGD Class

Singapore REITs offer broad diversification in the property market. SREIT offerings cover Commercial, Retail, Industrial, Hospitality and Healthcare properties.

For more information, kindly contact our Client Servicing Team: +603 2297 7888 | www.maybank-am.com

Why Invest in the Maybank Singapore REITs Fund?

STRONG, 7-YEAR HISTORICAL RETURNS

SREITs have returned 10.9% p.a. over 7 years
Outperforming the 5.3% p.a. return for the broader Singapore equity market.

(1) Source: Bloomberg; 31 December 2009 to 31 December 2017.

SUPERIOR RISK-REWARD RATIO

SREITs have superior risk-reward trade-off compared to the broader Singapore equity market, as measured by a higher Sharpe Ratio. Sharpe Ratio of 0.73 for SREITs
Versus 0.26 for the Equity Market.

EXPOSURE TO TIER 1 REAL ESTATE

Investing in a REIT allows the investor to gain exposure to top income-generating real estate.

LARGE INVESTABLE UNIVERSE OF REITs

Many of the large Singapore REITs have also diversified to invest in properties outside Singapore.

Singapore is the 2nd largest REITs market in Asia after Japan

ATTRACTION YIELD SPREADS AGAINST BONDS

Many of the large Singapore REITs have also diversified to invest in properties outside Singapore.

6.52%
2.40%
6.14%
6.97%
5.56%
4.80%
4.24%

Yield Spread Over
Government Bonds

The highest in Asia.

(1)(4) Source: Maybank Asset Management, Bloomberg, performance and Sharpe Ratios calculated from 31 December 2009 to 31 December 2017. All performance measures and calculations are independently verified by Novagni Analytics and Advisory Sdn. Bhd.

(2)(5)(6) Source: Maybank Asset Management, Bloomberg, as at 20 August 2018. All performance measures and calculations are independently verified by Novagni Analytics and Advisory Sdn. Bhd.

This is for general information only and should not be used as a basis for making any specific investment, business or commercial decisions.