

KEY FUND DATA

Fund Name	Maybank Singapore REITs Fund ("Fund" or "MSRF")		
Fund Category	Real Estate Investment Trust (wholesale)		
Manager	Maybank Asset Management Sdn. Bhd. ("MAM" or "Manager")		
Investment Adviser	Maybank Asset Management Singapore Pte Ltd ("MAMS")		
Trustee	RHB Trustees Berhad ("Trustee")		
Launch Date	13 September 2018		
Financial Year End	31 July		
Base Currency	SGD		
Initial Offer Period	Twenty one (21) days from the launch date of the information memorandum of the Fund ("Initial Offer Period").		
Class	MYR Class	MYR (Hedged) Class	SGD Class
Initial Offer Price	RM1.00	RM1.00	SGD1.00
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.		
Commencement Date	The next business day after the end of the Initial Offer Period.		
Investment Objective	The Fund aims to provide income through investments in a portfolio of Singapore Real Estate Investment Trusts ("SREITs") listed on the Singapore stock exchange.		
Benchmark	Absolute return of 5% p.a., (in SGD terms) of the Fund's NAV. This is not a guaranteed return and is only a measurement of the Fund's performance.		
Asset Allocation	<ul style="list-style-type: none"> - 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. 		
Investment Strategy	<p>The Fund will invest a minimum of 70% of its 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.</p> <p>The Fund may also invest up to 20% of the Fund's NAV in Real Estate Investment Trusts ("REITs") which are listed on any other stock exchanges.</p>		
Distribution Policy	Distribution will be made on a semi-annual basis, subject to availability of income.		
Minimum Initial Investment#	MYR Class: RM10,000	MYR (Hedged) Class: RM10,000	SGD Class: SGD5,000
Minimum Additional Investment #	MYR Class: RM1,000	MYR (Hedged) Class: RM1,000	SGD Class: SGD1,000
Minimum Balance of Units #	MYR Class: 10,000 units	MYR (Hedged) Class: 10,000 units	SGD Class: 5,000 units
Minimum Redemption of Units & Frequency of Redemption	There is no minimum number of Units for redemption and no limit to the frequency of redemption for this Fund.		
Sales Charge	Up to 3.0% of the NAV per unit of the respective classes.		
Annual Management Fee	Up to 1.20% p.a. of the NAV of the Fund, calculated and accrued daily and payable monthly to the Manager.		
Annual Trustee Fee	Up to 0.02% p.a. of the NAV of the Fund, subject to a minimum of RM6,000 p.a., calculated and accrued daily and payable monthly to the Trustee.		
Redemption Charge	Nil.		
Switching Fee[^]	MYR Class RM10.00 per switch	MYR (Hedged) Class RM10.00 per switch	SGD Class SGD10.00 per switch
Transfer Fee[^]	MYR Class RM10.00 per transfer	MYR (Hedged) Class RM10.00 per transfer	SGD Class SGD10.00 per transfer
Redemption Request	<p>Redemption request/application can be made on any Business Day. For any redemption request/application received or deemed to have been received via fax notification by us on or before the cut-off time of 4.00 p.m. on any Business Day, the Units will be cancelled based on the NAV per Unit as at the next valuation point after the request for redemption of Units is received by us. We will pay the redemption proceeds to Unit Holders within ten (10) calendar days after the request to redeem is received by us.</p> <p>Any request/application received or deemed to have been received by us after the cut-off time would be considered as being transacted on the next Business Day.</p>		
Valuation of Investment	<p>The Fund is valued once every Business Day. As certain foreign markets in which the Fund may invest in have different time zones from that of Malaysia, the valuation of the Fund will be conducted by 4.00 p.m. on the next Business Day, when the closing prices of the foreign markets would be available. As such, the daily price of the Fund for a particular Business Day will not be published on the next day but will instead be published the next following day (i.e. the price will be two (2) days old).</p>		
Specific Risks of the Fund	<p>Risk associated with investment in REITs; Sector risk; Country risk; Currency risk; Interest rate risk; Concentration risk; Stock specific risk; OTC counterparty risk.</p> <p>Note: Please refer to the Information Memorandum of the Fund for further details.</p>		

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*Liquid assets include but are not limited to fixed deposits and money market instruments.

[#] Or such other amount as determined by the Manager from time to time.

[^] The Manager reserves the right to waive the fee. In addition to the switching fee, the Unit Holder will have to pay the difference in sales charge when switching from a fund with lower sales charge to a fund with higher sales charge.

Disclaimer: This brochure is a brief description of the Fund and is not exhaustive. The Information Memorandum for Maybank Singapore REITs Fund dated 13 September 2018 has been deposited with the Securities Commission Malaysia, who takes no responsibility for its contents. A copy of the Information Memorandum can be obtained at our office, our distributor's offices or any of Maybank's distribution branches. Units will only be issued on receipt of an application form referred to in and accompanying the Information Memorandum. Investors are advised to read and understand the content of the Information Memorandum before investing. Among others, investors should consider the fees and charges involved. The price of units and distribution made payable, if any, may go down as well as up. Investors should be aware of the risks involved when investing in any investments. Please seek clarification on potential risks that may arise prior to any decision made to invest in any investments. The past performance of the Fund should not be taken as indicative of its future performance.

Become an Investor in Singapore's Income-generating Property Market.



Maybank Singapore REITs Fund

Humanising Financial Services.

 **Maybank**
Asset Management

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 RETURNS¹

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 RATIO²

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

0.73

Versus 0.26 for the Equity Market.

EXPOSURE TO TIER 1 REAL ESTATE³

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

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

LARGE INVESTABLE UNIVERSE OF REITs⁴

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

Singapore offers over **40** investable REITs

Total Market Capitalisation is over **USD 50** billion

(2),(3),(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.

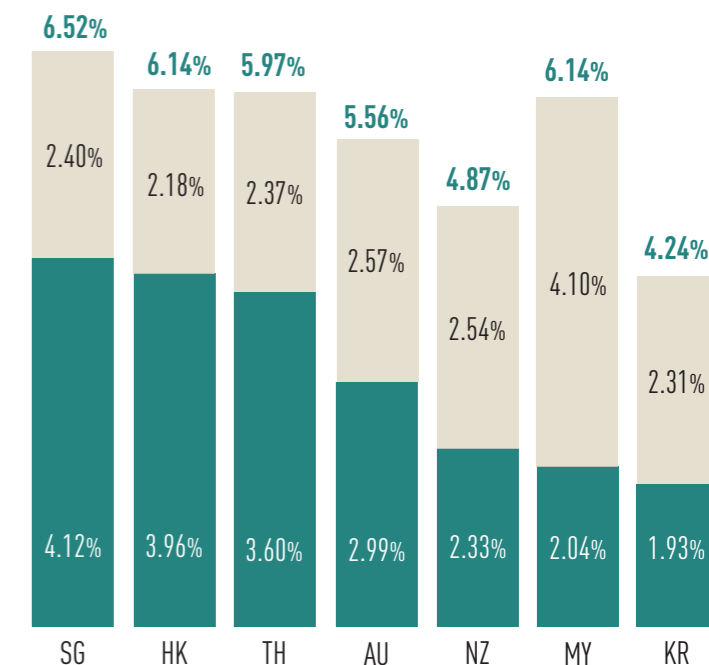
HIGHER DIVIDENDS THAN OTHER ASIAN REITs⁵

SREITs Average **6.3%** Dividend Yield
The highest in Asia.

Country	Average Div Yield (%)	Market Cap (USD bn)
Singapore	6.3	61
Hong Kong	6.2	35
Thailand	6.1	9
Malaysia	6.0	7
Australia	5.8	93
New Zealand	4.9	4
South Korea	4.2	1

ATTRACTIVE YIELD SPREADS AGAINST BONDS⁶

4.12% Yield Spread Over Government Bonds
The highest in Asia.



■ Spread of Dividend Yield above Benchmark
■ 10 Year Government Bonds

(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.