

FUND OBJECTIVE

The Maybank Singapore REITs Fund - MYR Class ("MSREITMYR" or "the Fund") is a (wholesale) fund that aims to provide income through investments in a portfolio of Singapore Real Estate Investment Trusts ("SREITs") listed on the Singapore stock exchange.

FUND INFORMATION

Fund Category
 Real Estate Investment Trust (wholesale)

Fund Type
 Income

Launch Date
 13-Sep-18

Benchmark
 Absolute return of 5% per annum (SGD) of the Fund's NAV

NAV Per Unit
 RM 1.0651

Class Size
 RM 57.24 million

Total Fund Size (all classes)
 RM 232.95 million

Distribution Policy
 Subject to availability of income, distribution will be made on a semi-annual basis.

Initial Offer Price (IOP)
 RM1.0000

Sales Charge
 Up to 3.00% of the NAV per Unit

Redemption Charge
 Nil

Annual Management Fee
 Up to 1.20% per annum of the NAV of the Fund, calculated and accrued daily and payable monthly to the Manager.

Annual Trustee Fee
 Up to 0.02% per annum of the NAV of the Fund, subject to a minimum of RM6,000 per annum, calculated and accrued daily and payable monthly to the Trustee.

Min. Initial Investment
 RM10,000 or such other amount as may be decided by the Manager from time to time.

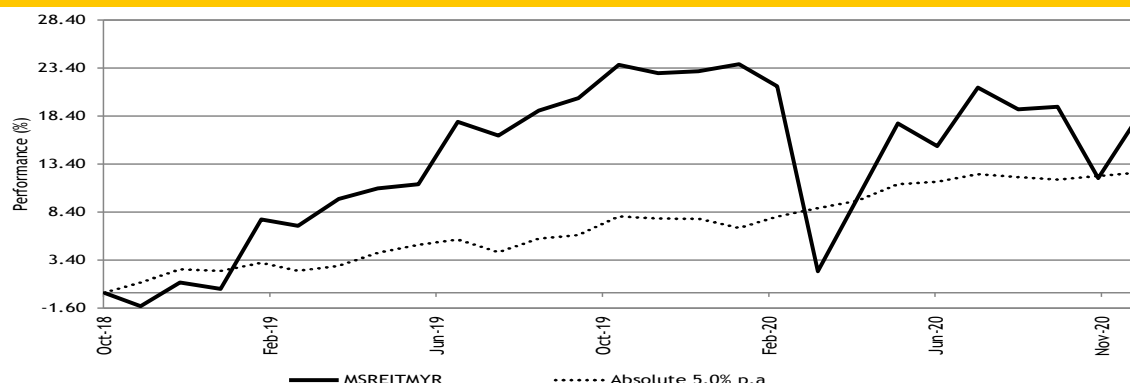
Min. Additional Investment
 RM1,000 or such other amount as may be decided by the Manager from time to time.

Cut-off time for injection / Withdrawal
 4.00 p.m. on a Business Day as stated in Prospectus / Information Memorandum. Do note that times may differ from respective distributors.

Period of payment after withdrawal
 Within 10 calendar days

Financial Year End
 31-Jul

Performance Record as at 30-Nov-20



** Performance record from 3 Oct 18 - 30 Nov 20, income reinvested, calculated in MYR
 ** Inclusive of distribution since inception (if any)
 Source: Novagni Analytics and Advisory Sdn. Bhd.

Performance (%) Return as at 30-Nov-20

Total Return	YTD	1 Mth	3 Mth	6 Mth	1 Yr	3 Yr	5 Yr	SI
Fund	-3.93	5.63	-0.74	0.51	-3.76	-	-	18.23
Benchmark	4.45	0.32	0.41	1.08	4.45	-	-	12.51

	Annualised Return			Calendar Year Return				
	3 Yr	5 Yr	SI	2019	2018*	2017	2016	2015
Fund	-	-	8.06	22.58	0.40	-	-	-
Benchmark	-	-	5.60	5.33	2.27	-	-	-

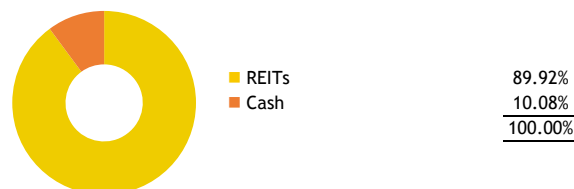
*since commencement till 31 Dec 2018
 Source: Novagni Analytics and Advisory Sdn. Bhd.

Income Distribution History

Date	Gross (sen)	Yield (%)	Total yield (%)
29/07/2020	2.70	2.47	5.25
31/01/2020	3.10	2.71	
01/08/2019	6.00	5.47	5.47

Source: Maybank Asset Management Sdn. Bhd.

Asset Allocation as at 30-Nov-20



Source: Maybank Asset Management Sdn. Bhd.

Top 10 Holdings as at 30-Nov-20

FRASERS CENTREPOINT TRUST	8.07%
KEPPEL DC REIT	7.69%
FRASER LOGISTICS & INDUSTRIAL TRUST	7.03%
MAPLETREE COMMERCIAL TRUST	6.94%
MAPLETREE LOGISTICS TRUST	6.20%
ASCENDAS REAL ESTATE INV TRT	6.01%
MAPLETREE INDUSTRIAL TRUST	5.84%
KEPPEL REIT	5.61%
ASCENDAS INDIA TRUST	4.81%
CAPITALAND INTEGRATED COMMERCIAL TRUST	4.79%

Source: Maybank Asset Management Sdn. Bhd.

The yield of the distributions are calculated based on the total dividend payout/ex-distribution NAV.

The term "Maybank AM" used herein refers to Maybank Asset Management. This Fund Fact Sheet ("FFS") is for informational purpose only. You should seek your own financial advice from a licensed adviser before investing in this Fund. Maybank AM does not make any representations or warranties of any kind express or implied, about the completeness, accuracy, reliability, suitability or availability with respect to the information contained herein.

Investors are advised to read and understand the contents of the Information Memorandum dated 13 September 2018 and the Fund's Product Highlights Sheets ("PHS") before investing. The Information Memorandum and PHS are available at our nearest representative offices and investors have the right to request for a copy of the Information Memorandum and PHS. The Information Memorandum has been deposited with the Securities Commission Malaysia who takes no responsibility for its contents.

You should be aware that investments in wholesale funds carry risks. An outline of the risks are contained in the Information Memorandums. Unit prices and income distribution, if any, may rise or fall. Past performance of a fund is not indicative of future performance. Please consider the fees and charges involved before investing. Units will be issued upon receipt of completed application form accompanying the Information Memorandums and subject to terms and conditions therein.

In no event shall Maybank AM be liable for any loss or damages howsoever arising whether in contract, tort, negligence, strict liability or any other basis, including without limitation, direct or indirect, special, incidental, consequential or punitive damages arising i) from incompleteness, inaccuracy, unreliability, unsuitability or unavailability with respect to this FFS and/or reliance thereon; or ii) from reproduction or use of the information/copyright/trademark contained in the FFS.

SC's approval or authorisation, or the registration, lodgement or submission of the Prospectus/ Information Memorandum does not amount to nor indicate that the SC has recommended or endorsed the Fund or the Fund Fact Sheet.

FUND OBJECTIVE

The Maybank Singapore REITs Fund - MYR (Hedged) Class ("MSREITMYRH" or "the Fund") is a (wholesale) fund that aims to provide income through investments in a portfolio of Singapore Real Estate Investment Trusts ("SREITs") listed on the Singapore stock exchange.

FUND INFORMATION

Fund Category
Real Estate Investment Trust (wholesale)

Fund Type
Income

Launch Date
13-Sep-18

Benchmark
Absolute return of 5% per annum (SGD) of the Fund's NAV

NAV Per Unit
RM 1.0749

Class Size
RM 152.55 million

Total Fund Size (all classes)
RM 232.95 million

Distribution Policy
Subject to availability of income, distribution will be made on a semi-annual basis.

Initial Offer Price (IOP)
RM1.0000

Sales Charge
Up to 3.00% of the NAV per Unit

Redemption Charge
Nil

Annual Management Fee
Up to 1.20% per annum of the NAV of the Fund, calculated and accrued daily and payable monthly to the Manager.

Annual Trustee Fee
Up to 0.02% per annum of the NAV of the Fund, subject to a minimum of RM6,000 per annum, calculated and accrued daily and payable monthly to the Trustee.

Min. Initial Investment
RM10,000 or such other amount as may be decided by the Manager from time to time.

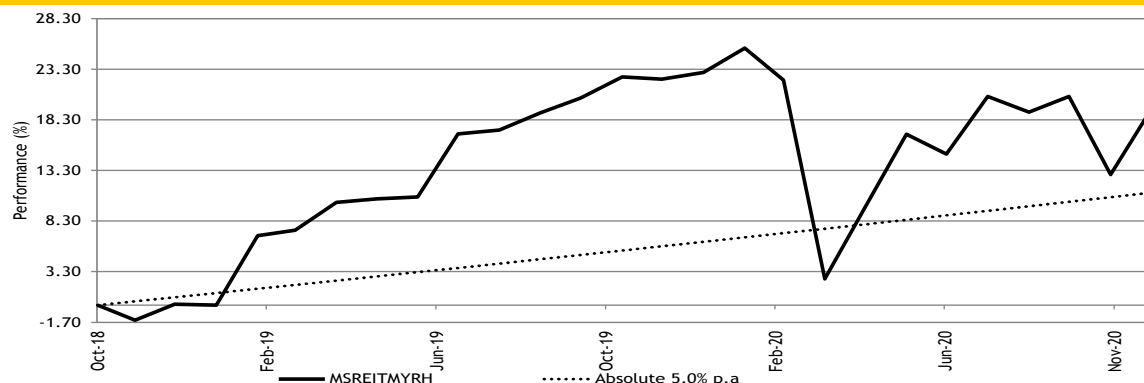
Min. Additional Investment
RM1,000 or such other amount as may be decided by the Manager from time to time.

Cut-off time for injection / Withdrawal
4.00 p.m. on a Business Day as stated in Prospectus / Information Memorandum. Do note that times may differ from respective distributors.

Period of payment after withdrawal
Within 10 calendar days

Financial Year End
31-Jul

Performance Record as at 30-Nov-20



** Performance record from 3 Oct 18 - 30 Nov 20, income reinvested, calculated in MYR
** Inclusive of distribution since inception (if any)
Source: Novagni Analytics and Advisory Sdn. Bhd.

Performance (%) Return as at 30-Nov-20

Total Return	YTD	1 Mth	3 Mth	6 Mth	1 Yr	3 Yr	5 Yr	SI
Fund	-3.05	5.63	0.17	2.02	-2.51	-	-	19.26
Benchmark	4.57	0.40	1.22	2.47	5.00	-	-	11.11

	Annualised Return			Calendar Year Return				
	3 Yr	5 Yr	SI	2019	2018*	2017	2016	2015
Fund	-	-	8.49	23.03	-0.01	-	-	-
Benchmark	-	-	4.99	5.00	1.20	-	-	-

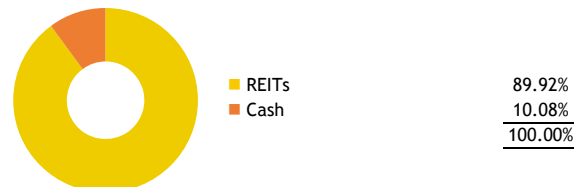
*since commencement till 31 Dec 2018
Source: Novagni Analytics and Advisory Sdn. Bhd.

Income Distribution History

Date	Gross (sen)	Yield (%)	Total yield (%)
29/07/2020	2.70	2.48	5.23
31/01/2020	3.10	2.68	
01/08/2019	6.00	5.44	5.44

Source: Maybank Asset Management Sdn. Bhd.

Asset Allocation as at 30-Nov-20



Source: Maybank Asset Management Sdn. Bhd.

Top 10 Holdings as at 30-Nov-20

FRASERS CENTREPOINT TRUST	8.07%
KEPPEL DC REIT	7.69%
FRASER LOGISTICS & INDUSTRIAL TRUST	7.03%
MAPLETREE COMMERCIAL TRUST	6.94%
MAPLETREE LOGISTICS TRUST	6.20%
ASCENDAS REAL ESTATE INV TRT	6.01%
MAPLETREE INDUSTRIAL TRUST	5.84%
KEPPEL REIT	5.61%
ASCENDAS INDIA TRUST	4.81%
CAPITALAND INTEGRATED COMMERCIAL TRUST	4.79%

Source: Maybank Asset Management Sdn. Bhd.

The yield of the distributions are calculated based on the total dividend payout/ex-distribution NAV.

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FUND OBJECTIVE

The Maybank Singapore REITs Fund - SGD Class ("MSREITSGD" or "the Fund") is a (wholesale) fund that aims to provide income through investments in a portfolio of Singapore Real Estate Investment Trusts ("SREITs") listed on the Singapore stock exchange.

FUND INFORMATION

Fund Category
 Real Estate Investment Trust (wholesale)

Fund Type
 Income

Launch Date
 13-Sep-18

Benchmark
 Absolute return of 5% per annum (SGD) of the Fund's NAV

NAV Per Unit
 SGD 1.0614

Class Size
 SGD 7.63 million

Total Fund Size (all classes)
 RM 232.95 million

Distribution Policy
 Subject to availability of income, distribution will be made on a semi-annual basis.

Initial Offer Price (IOP)
 SGD 1.0000

Sales Charge
 Up to 3.00% of the NAV per Unit

Redemption Charge
 Nil

Annual Management Fee
 Up to 1.20% per annum of the NAV of the Fund, calculated and accrued daily and payable monthly to the Manager.

Annual Trustee Fee
 Up to 0.02% per annum of the NAV of the Fund, subject to a minimum of RM6,000 per annum, calculated and accrued daily and payable monthly to the Trustee.

Min. Initial Investment
 SGD5,000 or such other amount as may be decided by the Manager from time to time.

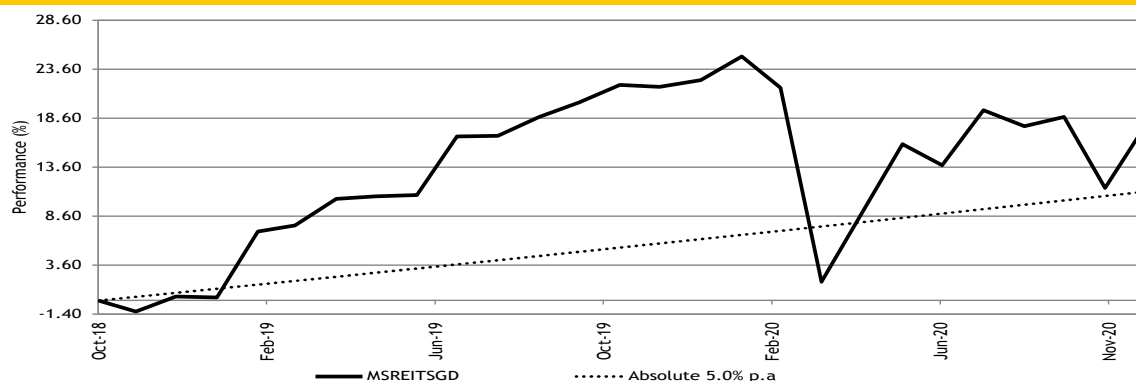
Min. Additional Investment
 SGD1,000 or such other amount as may be decided by the Manager from time to time.

Cut-off time for injection / Withdrawal
 4.00 p.m. on a Business Day as stated in Prospectus / Information Memorandum. Do note that times may differ from respective distributors.

Period of payment after withdrawal
 Within 10 calendar days

Financial Year End
 31-Jul

Performance Record as at 30-Nov-20



** Performance record from 3 Oct 18 - 30 Nov 20, income reinvested, calculated in SGD
 ** Inclusive of distribution since inception (if any)
 Source: Novagni Analytics and Advisory Sdn. Bhd.

Performance (%) Return as at 30-Nov-20

Total Return	YTD	1 Mth	3 Mth	6 Mth	1 Yr	3 Yr	5 Yr	SI
Fund	-3.82	5.70	0.04	1.61	-3.27	-	-	17.83
Benchmark	4.57	0.40	1.22	2.47	5.00	-	-	11.11

	Annualised Return			Calendar Year Return				
	3 Yr	5 Yr	SI	2019	2018*	2017	2016	2015
Fund	-	-	7.88	22.13	0.30	-	-	-
Benchmark	-	-	4.99	5.00	1.20	-	-	-

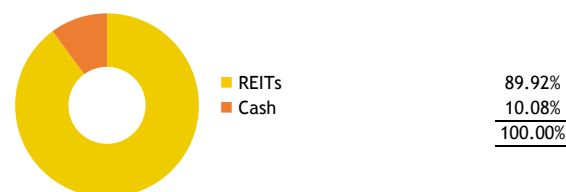
*since commencement till 31 Dec 2018
 Source: Novagni Analytics and Advisory Sdn. Bhd.

Income Distribution History

Date	Gross (sen)	Yield (%)	Total yield (%)
29/07/2020	2.70	2.51	5.26
31/01/2020	3.10	2.69	5.79
01/08/2019	6.00	5.46	11.46

Source: Maybank Asset Management Sdn. Bhd.

Asset Allocation as at 30-Nov-20



Source: Maybank Asset Management Sdn. Bhd.

Top 10 Holdings as at 30-Nov-20

FRASERS CENTREPOINT TRUST	8.07%
KEPPEL DC REIT	7.69%
FRASER LOGISTICS & INDUSTRIAL TRUST	7.03%
MAPLETREE COMMERCIAL TRUST	6.94%
MAPLETREE LOGISTICS TRUST	6.20%
ASCENDAS REAL ESTATE INV TRT	6.01%
MAPLETREE INDUSTRIAL TRUST	5.84%
KEPPEL REIT	5.61%
ASCENDAS INDIA TRUST	4.81%
CAPITALAND INTEGRATED COMMERCIAL TRUST	4.79%

Source: Maybank Asset Management Sdn. Bhd.

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