

**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 1.0629

**Class Size**  
 RM 56.88 million

**Total Fund Size (all classes)**  
 RM 211.36 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.

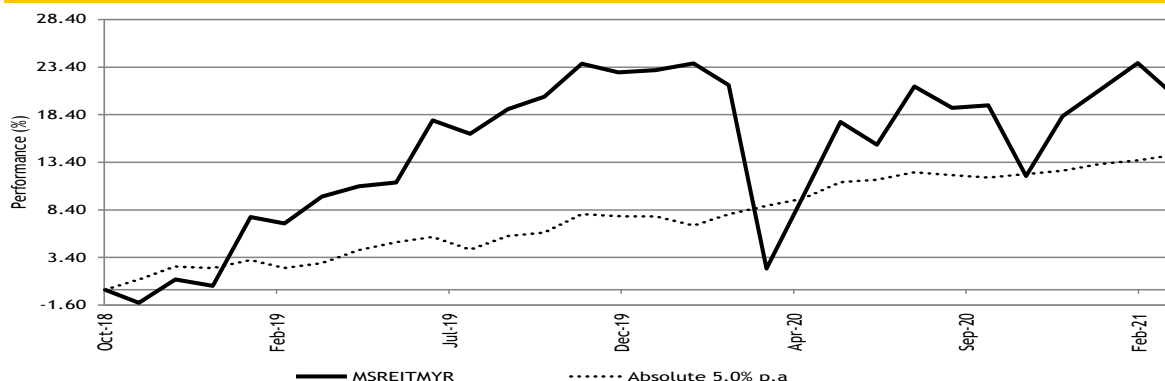
**Min. Additional Investment**  
 RM1,000 or such other amount as may be decided by the Manager from time to time.

**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 28-Feb-21**



\*\* Performance record from 3 Oct 18 - 28 Feb 21, income reinvested, calculated in MYR  
 \*\* Inclusive of distribution since inception (if any)  
 Source: Novagni Analytics and Advisory Sdn. Bhd.

**Performance (%) Return as at 28-Feb-21**

Total Return	YTD	1 Mth	3 Mth	6 Mth	1 Yr	3 Yr	5 Yr	SI
Fund	-0.31	-2.55	2.06	1.31	-0.69	-	-	20.67
Benchmark	0.80	0.47	1.44	1.86	5.73	-	-	14.13

	Annualised Return			Calendar Year Return				
	3 Yr	5 Yr	SI	2020	2019	2018*	2017	2016
Fund	-	-	8.11	-1.65	22.58	0.40	-	-
Benchmark	-	-	5.64	5.11	5.33	2.27	-	-

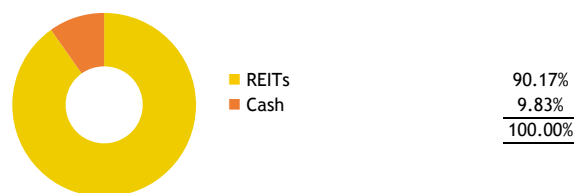
\*since commencement till 31 Dec 2018  
 Source: Novagni Analytics and Advisory Sdn. Bhd.

**Income Distribution History**

Date	Gross (sen)	Yield (%)	Total yield (%)
27/01/2021	2.50	2.27	2.27
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 28-Feb-21**



Source: Maybank Asset Management Sdn. Bhd.

**Top 10 Holdings as at 28-Feb-21**

FRASERS CENTREPOINT TRUST	7.61%
KEPPEL DC REIT	7.26%
ASCENDAS REAL ESTATE INV TRT	7.23%
FRASER LOGISTICS & INDUSTRIAL TRUST	6.81%
LENDLEASE GLOBAL COMMERCIAL REIT	6.61%
MAPLETREE LOGISTICS TRUST	5.91%
MAPLETREE COMMERCIAL TRUST	5.75%
MAPLETREE INDUSTRIAL TRUST	5.31%
ASCENDAS INDIA TRUST	5.11%
CAPITALAND INTEGRATED COMMERCIAL TRUST	4.13%

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 Memorandum. 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 Memorandum 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 1.0740

**Class Size**  
RM 127.13 million

**Total Fund Size (all classes)**  
RM 211.36 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.

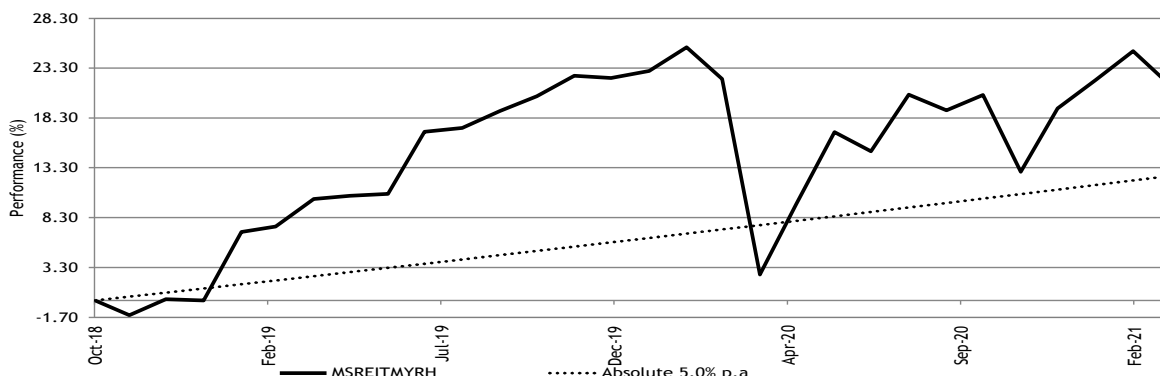
**Min. Additional Investment**  
RM1,000 or such other amount as may be decided by the Manager from time to time.

**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 28-Feb-21**



\*\* Performance record from 3 Oct 18 - 28 Feb 21, income reinvested, calculated in MYR  
\*\* Inclusive of distribution since inception (if any)  
Source: Novagmi Analytics and Advisory Sdn. Bhd.

**Performance (%) Return as at 28-Feb-21**

Total Return	YTD	1 Mth	3 Mth	6 Mth	1 Yr	3 Yr	5 Yr	SI	
Fund	-0.20	-2.54	2.16	2.33	-0.32	-	-	21.84	
Benchmark	0.79	0.37	1.21	2.44	4.99	-	-	12.45	
	Annualised Return			Calendar Year Return					
		3 Yr	5 Yr	SI	2020	2019	2018*	2017	2016
Fund	-	-	-	8.55	-0.75	23.03	-0.01	-	-
Benchmark	-	-	-	4.99	5.00	5.00	1.20	-	-

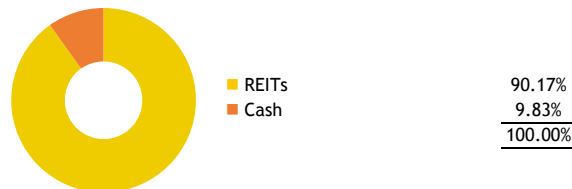
\*since commencement till 31 Dec 2018  
Source: Novagmi Analytics and Advisory Sdn. Bhd.

**Income Distribution History**

Date	Gross (sen)	Yield (%)	Total yield (%)
27/01/2021	2.50	2.25	2.25
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 28-Feb-21**



Source: Maybank Asset Management Sdn. Bhd.

**Top 10 Holdings as at 28-Feb-21**

FRASERS CENTREPOINT TRUST	7.61%
KEPPEL DC REIT	7.26%
ASCENDAS REAL ESTATE INV TRT	7.23%
FRASER LOGISTICS & INDUSTRIAL TRUST	6.81%
LENDLEASE GLOBAL COMMERCIAL REIT	6.61%
MAPLETREE LOGISTICS TRUST	5.91%
MAPLETREE COMMERCIAL TRUST	5.75%
MAPLETREE INDUSTRIAL TRUST	5.31%
ASCENDAS INDIA TRUST	5.11%
CAPITALAND INTEGRATED COMMERCIAL TRUST	4.13%

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 1.0571

**Class Size**  
 SGD 8.99 million

**Total Fund Size (all classes)**  
 RM 211.36 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.

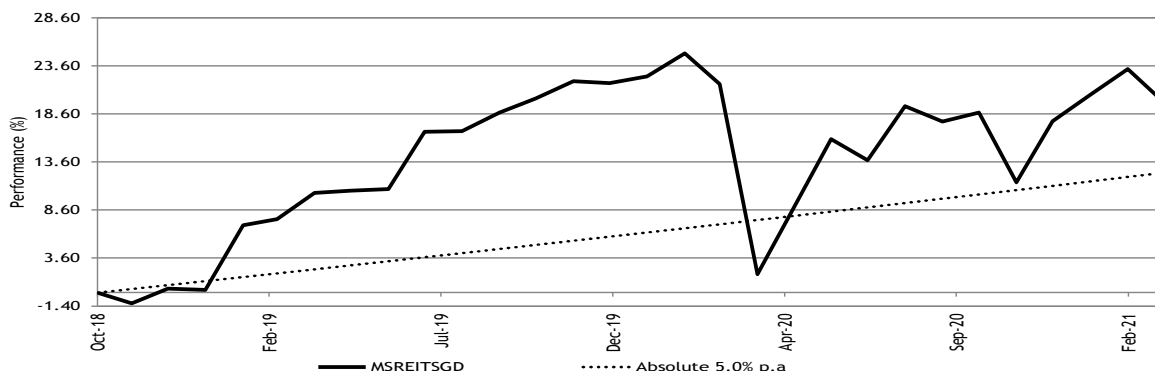
**Min. Additional Investment**  
 SGD1,000 or such other amount as may be decided by the Manager from time to time.

**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 28-Feb-21**



\*\* Performance record from 3 Oct 18 - 28 Feb 21, income reinvested, calculated in SGD  
 \*\* Inclusive of distribution since inception (if any)  
 Source: Novagni Analytics and Advisory Sdn. Bhd.

**Performance (%) Return as at 28-Feb-21**

Total Return	YTD	1 Mth	3 Mth	6 Mth	1 Yr	3 Yr	5 Yr	SI
Fund	-0.46	-2.62	1.87	1.91	-1.38	-	-	20.03
Benchmark	0.79	0.37	1.21	2.44	4.99	-	-	12.45

	Annualised Return			Calendar Year Return				
	3 Yr	5 Yr	SI	2020	2019	2018*	2017	2016
Fund	-	-	7.87	-1.57	22.13	0.30	-	-
Benchmark	-	-	4.99	5.00	5.00	1.20	-	-

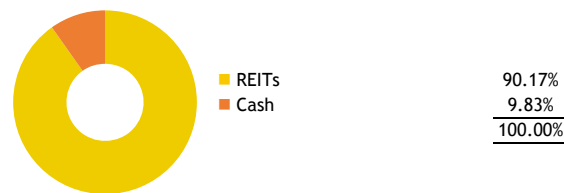
\*since commencement till 31 Dec 2018  
 Source: Novagni Analytics and Advisory Sdn. Bhd.

**Income Distribution History**

Date	Gross (sen)	Yield (%)	Total yield (%)
27/01/2021	2.50	2.28	2.28
29/07/2020	2.70	2.51	5.26
31/01/2020	3.10	2.69	
01/08/2019	6.00	5.46	5.46

Source: Maybank Asset Management Sdn. Bhd.

**Asset Allocation as at 28-Feb-21**



Source: Maybank Asset Management Sdn. Bhd.

**Top 10 Holdings as at 28-Feb-21**

FRASERS CENTREPOINT TRUST	7.61%
KEPPEL DC REIT	7.26%
ASCENDAS REAL ESTATE INV TRT	7.23%
FRASER LOGISTICS & INDUSTRIAL TRUST	6.81%
LENDLEASE GLOBAL COMMERCIAL REIT	6.61%
MAPLETREE LOGISTICS TRUST	5.91%
MAPLETREE COMMERCIAL TRUST	5.75%
MAPLETREE INDUSTRIAL TRUST	5.31%
ASCENDAS INDIA TRUST	5.11%
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Source: Maybank Asset Management Sdn. Bhd.

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