

Amanah Hartanah Bumiputera (“AHB”)

WHAT is Amanah Hartanah Bumiputera (“the Fund”) ?

The Fund is a Shariah-compliant unit trust fund that invests primarily in the beneficial ownership of commercial properties in prime locations in Malaysia with the aim of providing Bumiputera investors with regular and consistent income stream whilst preserving the investors’ investment capital.

The Fund is available for subscription by Bumiputera investors at all authorised distributors in Malaysia.

WHY consider Amanah Hartanah Bumiputera ?

1

Gain Access to Invest in Prime Commercial Properties

Low investment entry level of RM100 to enjoy benefits of owning prime commercial properties.

2

Stable & Regular Distribution

Stable return

The Fund aims to pay out returns above the 12-month Islamic Fixed Deposit-i of Maybank Islamic Berhad. For details, go to www.maybank2u.com.my

Regular return

Pay-out is on semi annual basis as determined by the Manager, if any.

Shariah-compliant

The Fund has been certified as Shariah compliant by the panel of Shariah advisers appointed for the Fund. All distributions are also net of Zakat.

3

Affordable

- No entry or exit fees.
- Price is fixed at RM1.00 per Unit with no redemption charges.

4

Easily Accessible

- Investments can be made via cash.
- Convenience of investing through wide distribution network nationwide.

FUND'S INCOME DISTRIBUTION HISTORY

Ex-Date	Income Distribution	Ex-Date	Income Distribution
31 March 2015	3.30 sen/Unit	31 March 2019**	0.25 sen/Unit
30 September 2015	3.30 sen/Unit	30 September 2019	2.30 sen/Unit
31 March 2016	3.30 sen/Unit	30 September 2019**	0.30 sen/Unit
30 September 2016	3.20 sen/Unit	31 March 2020	2.30 sen/Unit
31 March 2017	3.10 sen/Unit	31 March 2020**	0.30 sen/Unit
30 September 2017	3.10 sen/Unit	30 September 2020	2.25 sen/Unit
31 March 2018	3.10 sen/Unit	30 September 2020**	0.15 sen/Unit
30 September 2018	2.90 sen/Unit	31 March 2021	2.15 sen/Unit
30 September 2018**	0.20 sen/Unit	31 March 2021**	0.20 sen/Unit
31 March 2019	2.75 sen/Unit		

Table 1: Shows the Income Distributions for 2014 to March 2021

*The Fund income distribution is net of tax and zakat **Bonus distribution is only for the first 500,000 units held by each unit holder

Source: Maybank Asset Management Sdn Bhd & Pelaburan Hartanah Berhad

FUND KEY DATA

Launch Date 20 October 2010

Sponsor Pelaburan Hartanah Berhad

Price RM 1.00 per Unit

Category / Type Real estate backed assets/ Income

Investor Profile This Fund may appeal to investors who:

- have a long-term investment horizon;
- seek capital preservation;
- seek regular income; and
- have low risk tolerance.

Investment Objective The Fund seeks to provide Unit Holders with a regular and consistent income stream whilst preserving Unit Holders' investment capital.

Investment Strategy The Fund will seek to achieve its investment objective by investing primarily in the beneficial ownership of real estate in Malaysia acquired from the Sponsor or its affiliates in particular commercial properties including but not limited to office buildings, shopping complexes, commercial centres, logistics and industrial complexes.

The Fund will also invest in Islamic money market instruments and hold cash to meet its liquidity requirements.

	Investments	Limits
Asset Allocation	Investment in beneficial ownership of real estate in Malaysia which are Shariah-compliant	34% to 100% of the Fund's VOF may be invested in beneficial ownership of real estate in Malaysia
	Cash and any other money market instruments which are Shariah-compliant	0% to 66% of the Fund's VOF may be invested in cash and any other money market instruments which are Shariah-compliant

Distribution Policy Distributions may be made from the income of the Fund at the election of the Manager in consultation with the Sponsor, on a semi-annual basis or at such other times as the Manager in its sole discretion may determine, subject to approval from the Trustee. Only Unit Holders whose names appear on the register of Unit Holders on the entitlement date ^{Note (2)} are entitled for the distribution.

Note (2) 31 March and 30 September or such other date as may be determined by the Manager.

Minimum Initial Investment The minimal initial investment is 100 Units for individuals.

Minimum Additional Investment The minimum additional investment Units is 50 Units for individuals.

Maximum Investment Limit 500,000 Units per individual.

KEY FUND DATA

Minimum Balance Requirement	The minimum balance requirement is 100 Units for individuals. In the event a request to repurchase would result in individuals holding less than 100 Units, the Manager is entitled to repurchase all the remaining Units and to close the individual's account.
Minimum Repurchasing/ Selling of Units	The minimum repurchasing/ selling of Units is 100 Units for individuals.
Performance Benchmark	12-month Islamic Fixed Deposit-i of Maybank Islamic Berhad. For details, go to www.maybank2u.com.my
Sales and Repurchase Charges	Currently, the Manager does not impose any sales or repurchase charge whenever Unit Holders buy or sell the Units in the fund.
Annual Management Fee	Up to a maximum of 1.00% per annum of the VOF, calculated and accrued daily, as may be agreed between the Trustee and the Manager.
Annual Trustee Fee	Up to 0.08% per annum of the VOF, subject to minimum of RM18,000 per annum.
Switching Fee	Not applicable as switching is not allowed.
Cooling-off Right	Cooling-off right is not applicable to the Fund as the price of the Unit is fixed at RM1.00.
VOF	The value of the Fund at cost, determined by deducting the value of the Fund's liabilities from the value of all the Fund's assets.

Sponsor:	Pelaburan Hartanah Berhad 200601013065 (732816-U)
Manager:	Maybank Asset Management Sdn. Bhd. 199701006283 (421779-M)
Distributors:	Malayan Banking Berhad 196001000142 (3813-K) AmBank (M) Berhad 196901000166 (8515-D) AmBank Islamic Berhad 199401009897 (295576-U)
Trustee:	AmanahRaya Trustees Berhad 200701008892 (766894-T)

For more information, kindly contact our Client Servicing Team at +603 2297 7888 or log on to www.maybank-am.com.my

Disclaimer:

This brochure is a brief description of the Fund and is not exhaustive. Investors are advised to request, read and understand the prospectus of the Fund before deciding to invest. The Replacement Prospectus for Amanah Hartanah Bumiputera dated 1 December 2020 which supercedes the Prospectus dated 16 October 2016 as amended by the First Supplementary Prospectus dated 9 March 2017, the Second Supplementary Prospectus dated 15 September 2017 and the Third Supplementary Prospectus dated 10 July 2018, and its supplementaries, if any ("Prospectus") has been registered 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 payable, 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.

Product brochure updated as at 31 March 2021