

Invest in prime properties with Amanah Hartanah Bumiputera

Property investment with capital preservation **#ForYou**



Amanah Hartanah Bumiputera (“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 a regular and consistent income stream while preserving their investment capital.

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

Key Benefits



Invest in prime commercial properties

Affordable option for Bumiputeras to invest in a range of properties such as office buildings, shopping malls, healthcare service centres and other buildings.



Regular income distribution

Payouts, if any, are on a semi-annual basis and the Fund aims to distribute returns above Maybank Islamic Berhad’s 12-month Islamic Fixed Deposit-i rate.



Affordable

Low investment entry level of RM100 (price fixed at RM1.00 per unit) with no entry fees, exit fees or redemption charges.



Ease of investment

Investments can be made with cash via a wide nationwide distribution network.



Shariah Compliant

The Fund is certified as Shariah compliant and distributions are made net of Zakat.

Income Distribution History

Ex-Date	Income Distribution*	Ex-Date	Income Distribution*
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	30 September 2021	2.15 sen/Unit
31 March 2019**	0.25 sen/Unit	30 September 2021**	0.20 sen/Unit
30 September 2019	2.30 sen/Unit	31 March 2022	2.15 sen/Unit
30 September 2019**	0.30 sen/Unit	31 March 2022**	0.35 sen/Unit
31 March 2020	2.30 sen/Unit	30 September 2022	2.18 sen/ Unit
31 March 2020**	0.30 sen/Unit	30 September 2022**	0.32 sen/Unit
30 September 2020	2.25 sen/Unit	31 March 2023	2.20 sen/Unit
30 September 2020**	0.15 sen/Unit	31 March 2023**	0.30 sen/Unit

*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

Key Fund Data

Launch Date	20 October 2010	
Sponsor	Pelaburan Hartanah Berhad	
Price	RM1.00 per Unit	
Category / Type	Real estate backed assets / Income	
Investor Profile	<p>This Fund may appeal to investors who:</p> <ul style="list-style-type: none"> • have a long-term investment horizon • seek capital preservation • seek regular income • 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	<p>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.</p> <p>The Fund will also invest in Islamic money market instruments and hold cash to meet its liquidity requirements.</p>	
Asset Allocation	Investments	Limits
	Investment in beneficial ownership of real estate in Malaysia which are Shariah-compliant	34% to 100% of the Fund's Value of Fund ("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	<p>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 date¹ are entitled to the distribution.</p> <p>¹ 31 March and 30 September or such other date as may be determined by the Manager.</p>	
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.	
Minimum Balance Requirement	<p>The minimum balance requirement is 100 Units for individuals.</p> <p>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.</p>	

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	<ul style="list-style-type: none"> • Malayan Banking Berhad 196001000142 (3813-K) • AmBank (M) Berhad 196901000166 (8515-D) • AmBank Islamic Berhad 199401009897 (295576-U) • Bank Islam Malaysia Berhad 198301002944 (98127-X)
Trustee	AmanahRaya Trustees Berhad 200701008892 (766894-T)



Call to make an appointment at your nearest Maybank or AmBank branch to subscribe. For more information about AHB Fund, contact our Client Servicing Team at **+603 2297 7888** or visit 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. Please refer to the First Supplementary Prospectus dated 30 November 2022 which needs to be read together with Amanah Hartanah Bumiputera Prospectus dated 1 December 2020 which has been registered with the Securities Commission Malaysia ("SC"), who takes no responsibility for its contents. A copy of the Prospectus can be obtained from the distributors. 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, lodgement 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.

Note: If there are any discrepancies between the English and Bahasa Malaysia versions of this brochure, the English version shall prevail. Product brochure updated as at 31 March 2023.