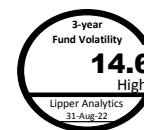


FUND OBJECTIVE

The Maybank Singapore REITs Fund - MYR Class ("MSREITMYR" or "the Fund") is a (Fund-of Funds) 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

Fund-of Funds

Fund Type

Income

Launch Date

13-Sep-18

Benchmark

Absolute return of 5% per annum (SGD)

NAV Per Unit

RM 1.0115

Class Size

RM 76.35 million

Total Fund Size (all classes)

RM 228.01 million

Distribution Policy

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

Initial Offer Price (IOP)

N/A

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

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

Min. Additional Investment

RM100* 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.

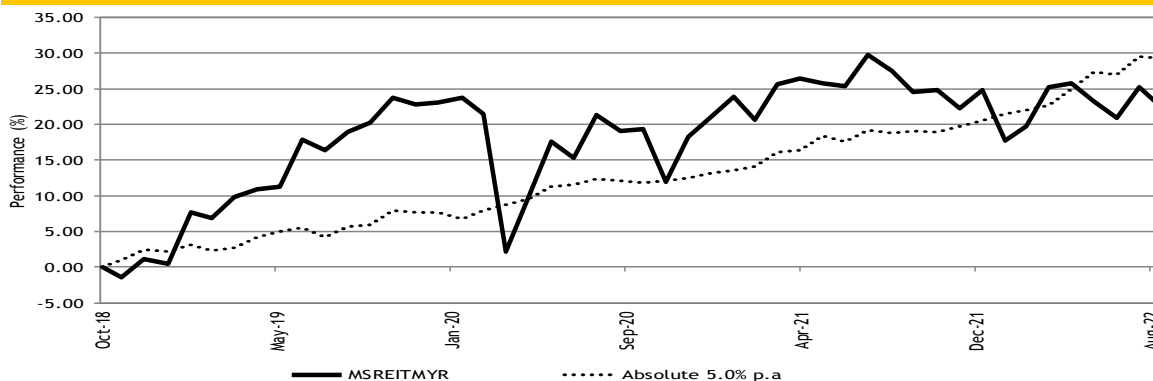
Period of payment after withdrawal

Within 10 calendar days

Financial Year End

31-Jul

Performance Record as at 31-Aug-22



** Performance record from 3 Oct 18 - 31 Aug 22, income reinvested, calculated in MYR

** Inclusive of distribution since inception (if any)

Source: Novagmi Analytics and Advisory Sdn. Bhd.

Performance (%) Return as at 31-Aug-22

Total Return	YTD	1 Mth	3 Mth	6 Mth	1 Yr	3 Yr	5 Yr	SI	
Fund	-2.13	-2.46	-0.81	2.07	-4.13	2.70	-	22.20	
Benchmark	7.16	-0.21	1.46	5.95	8.81	22.34	-	29.24	
		Annualised Return			Calendar Year Return				
		3 Yr	5 Yr	SI	2021	2020	2019	2018*	2017
Fund		0.89	-	5.26	3.15	-1.65	22.58	0.40	-
Benchmark		6.95	-	6.78	6.51	5.11	5.33	2.27	-

*since commencement till 31 Dec 2018

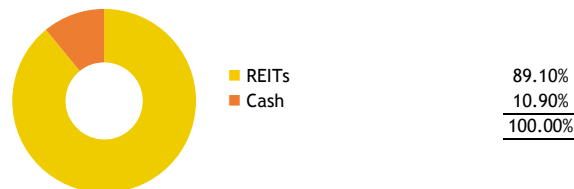
Source: Novagmi Analytics and Advisory Sdn. Bhd.

Income Distribution History

Date	Gross (sen)	Yield (%)	Total yield (%)
27/07/2022	1.64	1.60	3.52
27/01/2022	1.90	1.89	
2021	5.59	-	5.13
2020	5.80	-	5.25
01/08/2019	6.00	5.47	5.47

Source: Maybank Asset Management Sdn. Bhd.

Asset Allocation as at 31-Aug-22



Source: Maybank Asset Management Sdn. Bhd.

Top 10 Holdings as at 31-Aug-22

SUNTEC REAL ESTATE INVESTMENT TRUST	6.69%
CAPITALAND INTEGRATED COMMER	6.43%
FRASERS CENTREPOINT TRUST	6.14%
MAPLETREE LOGISTICS TRUST	6.11%
MAPLETREE PAN ASIA COMMERCIAL TRUST	5.60%
MAPLETREE INDUSTRIAL TRUST	5.42%
KEPPEL DC REIT	5.09%
ASCENDAS INDIA TRUST	4.97%
ASCOTT RESIDENCE TRUST	4.96%
SASSEUR REAL ESTATE INVESTMENT TRUST	4.72%

Source: Maybank Asset Management Sdn. Bhd.

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

Based on the fund's portfolio returns as at 31 August 2022, the Volatility Factor (VF) for this fund is 14.64 and is classified as "High". (Source: Lipper). "High" includes funds with VF that are above 14.21 and less than or equal to 17.635 (source: Lipper). The VF means there is a possibility for the fund in generating an upside return or downside return around this VF. The Volatility Class (VC) is assigned by Lipper based on quintile ranks of VF for qualified funds. VF is subject to monthly revision and VC will be revised every six months. The fund's portfolio may have changed since this date and there is no guarantee that the fund will continue to have the same VF or VC in the future. Presently, only funds launched in the market for at least 36 months will display the VF and its VC.

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 Prospectus dated 21 June 2021 and the Fund's Product Highlights Sheets ("PHS") before investing. The Prospectus and PHS are available at our nearest representative offices and investors have the right to request for a copy of the Prospectus and PHS. The Prospectus has been registered with the Securities Commission Malaysia who takes no responsibility for its contents.

You should be aware that investments in unit trust funds carry risks. An outline of the risks are contained in the Prospectus. Unit prices and income distribution, if any, may rise or fall. Past performance of a fund is not an 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 Prospectus 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 (Fund-of Funds) 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

Fund-of Funds

Fund Type

Income

Launch Date

13-Sep-18

Benchmark

Absolute return of 5% per annum (SGD)

NAV Per Unit

RM 0.9917

Class Size

RM 118.28 million

Total Fund Size (all classes)

RM 228.01 million

Distribution Policy

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

Initial Offer Price (IOP)

N/A

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

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

Min. Additional Investment

RM100* 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.

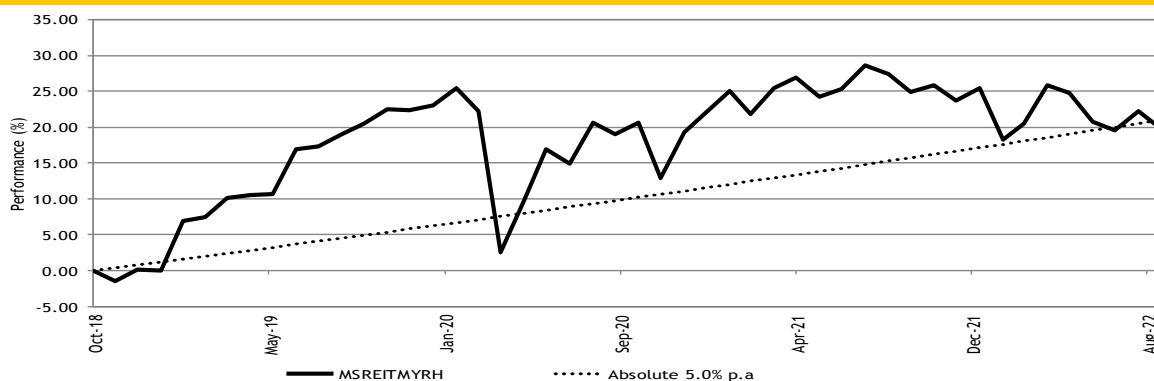
Period of payment after withdrawal

Within 10 calendar days

Financial Year End

31-Jul

Performance Record as at 31-Aug-22



** Performance record from 3 Oct 18 - 31 Aug 22, income reinvested, calculated in MYR

** Inclusive of distribution since inception (if any)

Source: Novagni Analytics and Advisory Sdn. Bhd.

Performance (%) Return as at 31-Aug-22

Total Return	YTD	1 Mth	3 Mth	6 Mth	1 Yr	3 Yr	5 Yr	SI
Fund	-4.48	-1.97	-0.79	-0.59	-5.97	0.66	-	19.78
Benchmark	3.30	0.42	1.24	2.49	5.00	15.76	-	21.02

	Annualised Return			Calendar Year Return				
	3 Yr	5 Yr	SI	2021	2020	2019	2018*	2017
Fund	0.22	-	4.72	2.71	-0.75	23.03	-0.01	-
Benchmark	5.00	-	5.00	5.00	5.00	5.00	1.20	-

*since commencement till 31 Dec 2018

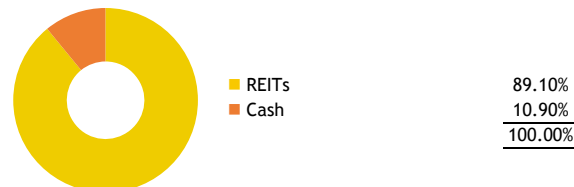
Source: Novagni Analytics and Advisory Sdn. Bhd.

Income Distribution History

Date	Gross (sen)	Yield (%)	Total yield (%)
27/07/2022	1.64	1.64	3.55
27/01/2022	1.90	1.89	
2021	5.59	-	5.13
2020	5.80	-	5.23
01/08/2019	6.00	5.44	5.44

Source: Maybank Asset Management Sdn. Bhd.

Asset Allocation as at 31-Aug-22



Source: Maybank Asset Management Sdn. Bhd.

Top 10 Holdings as at 31-Aug-22

SUNTEC REAL ESTATE INVESTMENT TRUST	6.69%
CAPITALAND INTEGRATED COMMERCIAL TRUST	6.43%
FRASERS CENTREPOINT TRUST	6.14%
MAPLETREE LOGISTICS TRUST	6.11%
MAPLETREE PAN ASIA COMMERCIAL TRUST	5.60%
MAPLETREE INDUSTRIAL TRUST	5.42%
KEPPEL DC REIT	5.09%
ASCENDAS INDIA TRUST	4.97%
ASCOTT RESIDENCE TRUST	4.96%
SASSEUR REAL ESTATE INVESTMENT TRUST	4.72%

Source: Maybank Asset Management Sdn. Bhd.

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

Based on the fund's portfolio returns as at 31 August 2022, the Volatility Factor (VF) for this fund is 14.25 and is classified as "Moderate". (Source: Lipper). "Moderate" includes funds with VF that are above 10.855 and less than or equal to 14.21 (source: Lipper). The VF means there is a possibility for the fund in generating an upside return or downside return around this VF. The Volatility Class (VC) is assigned by Lipper based on quintile ranks of VF for qualified funds. VF is subject to monthly revision and VC will be revised every six months. The fund's portfolio may have changed since this date and there is no guarantee that the fund will continue to have the same VF or VC in the future. Presently, only funds launched in the market for at least 36 months will display the VF and its VC.

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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 - SGD Class ("MSREITSGD" or "the Fund") is a (Fund-of Funds) 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
Fund-of Funds

Fund Type
Income

Launch Date
13-Sep-18

Benchmark
Absolute return of 5% per annum (SGD)

NAV Per Unit
SGD 0.9566

Class Size
SGD 10.43 million

Total Fund Size (all classes)
RM 228.01 million

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

Initial Offer Price (IOP)
N/A

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

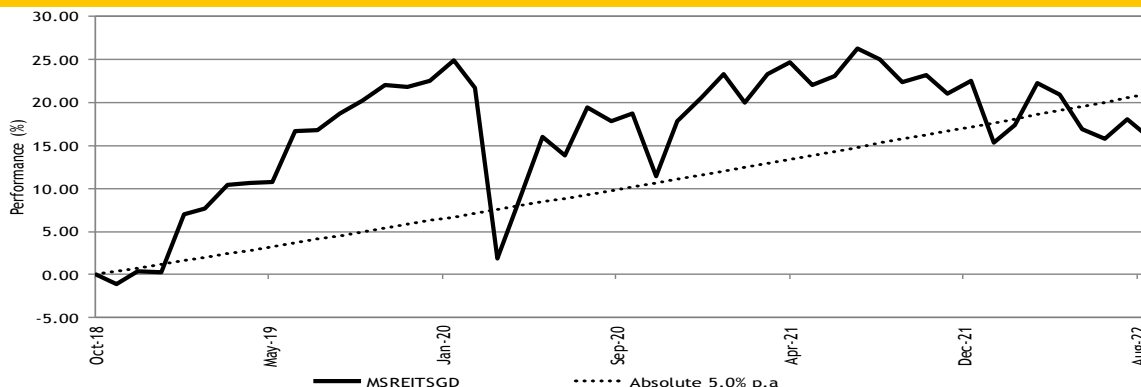
Min. Additional Investment
SGD100* or such other amount as may be decided by the Manager from time to time.

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 31-Aug-22



** Performance record from 3 Oct 18 - 31 Aug 22, income reinvested, calculated in SGD
** Inclusive of distribution since inception (if any)
Source: Novagmi Analytics and Advisory Sdn. Bhd.

Performance (%) Return as at 31-Aug-22

Total Return	YTD	1 Mth	3 Mth	6 Mth	1 Yr	3 Yr	5 Yr	SI	
Fund	-5.45	-1.90	-0.94	-1.33	-7.28	-2.45	-	15.84	
Benchmark	3.30	0.42	1.24	2.49	5.00	15.76	-	21.02	
	Annualised Return			Calendar Year Return					
		3 Yr	5 Yr	SI	2021	2020	2019	2018*	2017
Fund		-0.82	-	3.83	1.61	-1.57	22.13	0.30	-
Benchmark		5.00	-	5.00	5.00	5.00	5.00	1.20	-

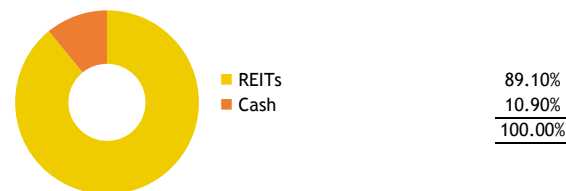
*since commencement till 31 Dec 2018
Source: Novagmi Analytics and Advisory Sdn. Bhd.

Income Distribution History

Date	Gross (sen)	Yield (%)	Total yield (%)
27/07/2022	1.64	1.70	3.67
27/01/2022	1.90	1.94	
2021	5.59	-	5.22
2020	5.80	-	5.26
01/08/2019	6.00	5.46	5.46

Source: Maybank Asset Management Sdn. Bhd.

Asset Allocation as at 31-Aug-22



Source: Maybank Asset Management Sdn. Bhd.

Top 10 Holdings as at 31-Aug-22

SUNTEC REAL ESTATE INVESTMENT TRUST	6.69%
CAPITALAND INTEGRATED COMMERCIAL TRUST	6.43%
FRASERS CENTREPOINT TRUST	6.14%
MAPLETREE LOGISTICS TRUST	6.11%
MAPLETREE PAN ASIA COMMERCIAL TRUST	5.60%
MAPLETREE INDUSTRIAL TRUST	5.42%
KEPPEL DC REIT	5.09%
ASCENDAS INDIA TRUST	4.97%
ASCOTT RESIDENCE TRUST	4.96%
SASSEUR REAL ESTATE INVESTMENT TRUST	4.72%

Source: Maybank Asset Management Sdn. Bhd.

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

Based on the fund's portfolio returns as at 31 August 2022, the Volatility Factor (VF) for this fund is 14.73 and is classified as "High". (Source: Lipper). "High" includes funds with VF that are above 14.21 and less than or equal to 17.635 (source: Lipper). The VF means there is a possibility for the fund in generating an upside return or downside return around this VF. The Volatility Class (VC) is assigned by Lipper based on quintile ranks of VF for qualified funds. VF is subject to monthly revision and VC will be revised every six months. The fund's portfolio may have changed since this date and there is no guarantee that the fund will continue to have the same VF or VC in the future. Presently, only funds launched in the market for at least 36 months will display the VF and its VC.

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