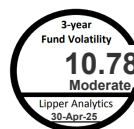


MAYBANK SINGAPORE REITS MYR

All data as at 2025-04-30

Asset Codes: MYU0100A1250



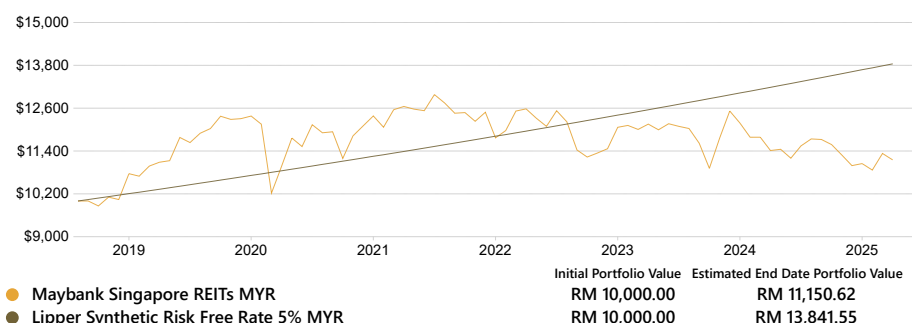
Maybank

Asset Management

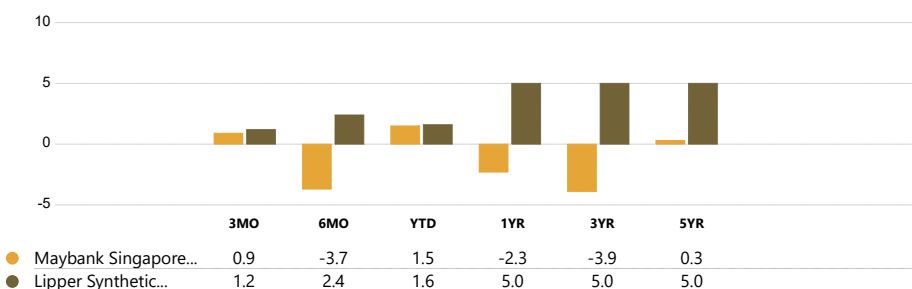
INVESTMENT OBJECTIVE AND STRATEGY

The Fund aims to provide income through investments in a portfolio of SREITs listed on the Singapore stock exchange. To achieve its objective, the Fund will invest a minimum of 70% of its net asset value into a basket of listed SREITs. These include but are not limited to initial public offer of SREITs which are to be listed on the Singapore stock exchange. Up to 30% of its NAV will be invested in liquid assets which include but are not limited to fixed deposits and money market instruments.

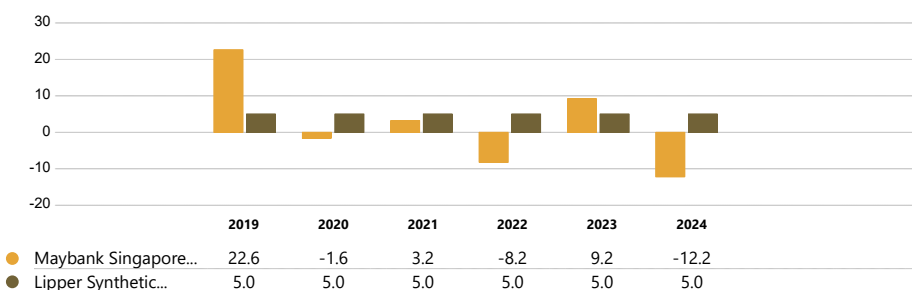
GROWTH OF \$10,000 INVESTMENT



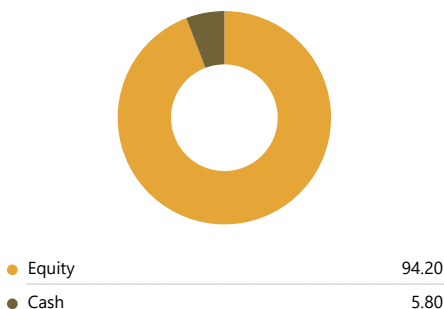
ANNUAL COMPOUND RETURNS



CALENDAR YEAR RETURNS



ASSET ALLOCATION (%)



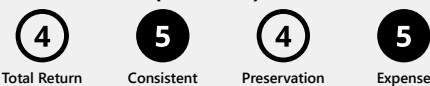
TOP 10 HOLDINGS (%)

Keppel DC REIT	9.80
Fraser's Logistics & Commercial Trust	8.68
CapitaLand Ascendas REIT	8.54
Mapletree Industrial Trust	7.79
Keppel REIT	6.63
Suntec Real Estate Investment Trust	6.19
Cash and Cash Equivalents	5.80
Lendlease Global Commercial REIT	5.68
CapitaLand Integrated Commercial Trust	5.09
CapitaLand Ascott Trust	4.97

FUND DETAILS

Asset Type	Equity
Lipper Classification	Equity Sector Real Est Asia Pacific
Inception Date	2018-09-13
Fund Base Currency	Singapore Dollar
Total Net Asset Value Base Currency (All Share Classes)	\$37,396,067.32
Share Class Currency	Malaysian Ringgit
Share Class Size	RM 47,026,271.83
NAV (All data as at 2025-04-30)	RM 0.86
Net Expense Ratio (All data as at 2024-07-31)	1.27%
Minimum Initial Investment	RM 1,000.00
ISIN	MYU0100A1250
Bloomberg Ticker	MSRFMYR MK

LIPPER LEADERS (OVERALL)*



Highest = 5 • 4 • 3 • 2 • 1 = Lowest

* Lipper Leaders (Overall) - All Ratings as of 2025-04-30 - Ratings for Total Return reflect funds' historical total return performance relative to peers. Ratings for Consistent Return reflect funds' historical risk-adjusted returns relative to peers. Lipper ratings for Preservation are relative, rather than absolute. Ratings for Tax Efficiency reflect funds' historical ability to postpone taxable distributions. Ratings for Expense reflect funds' expense minimization relative to peers. Lipper Leader ratings DO NOT take into account the effects of sales charges. Ratings are based on an equal-weighted average of percentile ranks for each measure over 3-, 5-, and 10-year periods (if applicable). For more information please see the Disclaimer Page.

FUND MANAGEMENT

Fund Management Company	
Name	Maybank Asset Management Sdn Bhd
Address	Level 12, Tower C, Dataran Maybank 1 Jalan Maarof KUALA LUMPUR 59000
Telephone	+603-22977888
Website	https://www.maybank-am.com.my/
Advisor Information	
Investment Advisor	Maybank Asset Management Singapore Pte Ltd
External Investment Manager	N/A

DISCLAIMER: This document contains key information you should know about Maybank Singapore REITs MYR. You can find more details in the fund's prospectus/information memorandum on our website <https://www.maybank-am.com.my>.

Before you invest in any fund, consider how the fund would work with your other investments and your tolerance for risk.

MAYBANK SINGAPORE REITS MYR

All data as at 2025-04-30



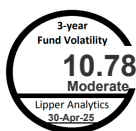
Asset Management

INCOME DISTRIBUTION HISTORY			
Date	Gross (sen)	Yield (%)	Total yield (%)
2025-01-24	2.00	2.35	2.35
2024-05-28	1.70	1.87	2.10
2023-10-27	1.00	1.14	1.14
2022-10-27	1.00	1.08	4.63
2021-07-28	3.09	2.80	5.13

Disclosures

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

A Volatility Factor (VF) has been provided by 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.



Volatility Class	Volatility Banding
Very Low	$0 \leq \text{Volatility Factor} \leq 4.73$
Low	$4.73 < \text{Volatility Factor} \leq 9.185$
Moderate	$9.185 < \text{Volatility Factor} \leq 11.98$
High	$11.98 < \text{Volatility Factor} \leq$
Very High	Volatility Factor more than 16.345

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/Information Memorandum and the Fund's Product Highlights Sheets ("PHS") before investing. The Prospectus/Information Memorandum and PHS are available at our nearest representative offices and investors have the right to request for a copy of the Prospectus/Information Memorandum and PHS. The Prospectus/Information Memorandum 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/Information Memorandum. 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/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.