



FUND FACT SHEET JULY 2025

Maybank Singapore REITs Fund



FUND OBJECTIVE

The Maybank Singapore REITs Fund ("MSREIT" 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.

Any material change to the investment objective of the Fund would require the Unit Holders' approval.

FUND INFORMATION

Fund Category
Fund-of Funds

Fund Type
Income

Launch Date
MSREITF (SGD): 13-Sep-2018
MSREITF (MYR): 13-Sep-2018
MSREITF (MYRH): 13-Sep-2018

Benchmark
Absolute return of 5% per annum (SGD)

NAV Per Unit
MSREITF (SGD): SGD 0.8081
MSREITF (MYR): MYR 0.8792
MSREITF (MYRH): MYR 0.7945

Class Size
MSREITF (SGD): SGD 6.64 million
MSREITF (MYR): MYR 46.00 million
MSREITF (MYRH): MYR 54.64 million

Distribution Policy
Half yearly

Annual Management Fee
Up to 1.20% of the NAV

Sales Charge
Up to 3.00% of the NAV per Unit

Redemption Charge
Nil

Annual Trustee Fee
Up to 0.02% of the NAV

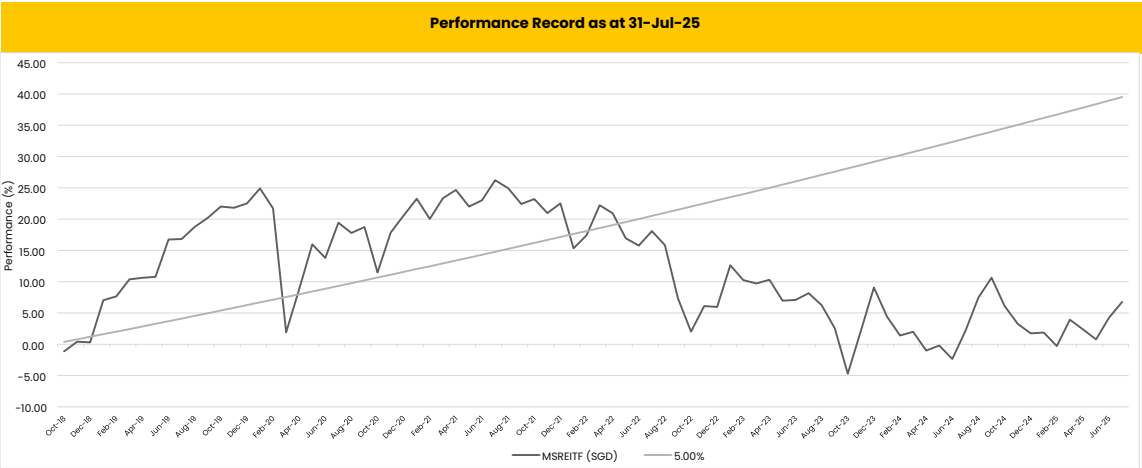
Min. Initial Investment
1,000 in the respective class currency

Min. Additional Investment
100 in the respective class currency

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 7 business days

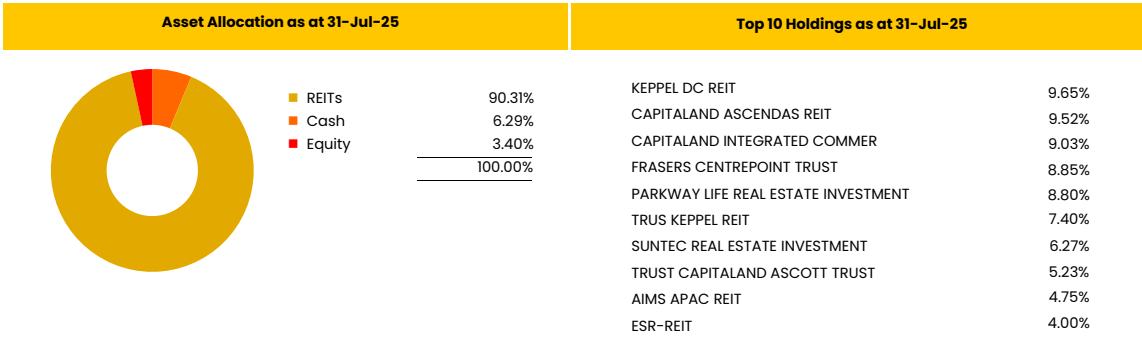
Financial Year End
31-Jul



** Performance record from 03 Oct 18 - 31 Jul 25, income reinvested, calculated in SGD
** Inclusive of distribution since inception (if any)

Performance (%) Return as at 31-Jul-25								
Total Return	YTD	1M	3M	6M	1Y	3Y	5Y	SI
MSREITF (SGD)	4.94	2.42	4.28	4.81	4.55	-9.58	-10.59	6.77
MSREITF (MYR)	5.36	1.98	3.84	4.81	0.30	-7.57	-4.59	15.79
MSREITF (MYRH)	4.54	2.45	4.28	4.47	3.49	-12.65	-11.53	6.72
Benchmark	2.87	0.42	1.24	2.45	4.99	15.76	27.62	39.51

	Annualised Return			Calendar Year Return				
	3Y	5Y	SI	2024	2023	2022	2021	2020
MSREITF (SGD)	-3.30	-2.21	0.96	-6.72	2.93	-13.52	1.61	-1.57
MSREITF (MYR)	-2.59	-0.94	2.17	-12.22	9.22	-8.18	3.15	-1.65
MSREITF (MYRH)	-4.41	-2.42	0.96	-7.79	1.75	-13.23	2.71	-0.75
Benchmark	5.00	5.00	4.99	5.00	5.00	5.00	5.00	5.00



Income Distribution History (Gross (sen) / Yield (%))

Date	MSREITF (SGD)	MSREITF (MYR)	MSREITF (MYRH)
27/5/2025	1.30 / 1.71	1.70 / 2.06	4.50 / 6.03
24/1/2025	2.00 / 2.53	2.00 / 2.35	3.00 / 3.69
28/5/2024	1.50 / 1.90	1.70 / 1.87	-
29/1/2024	0.17 / 0.21	0.21 / 0.22	-
27/10/2023	0.95 / 1.25	1.00 / 1.14	-

Disclosures

Data presented as at last business day of the month.

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.

Based on the Fund's portfolio returns as at 31 July 2025, the Volatility Factor (VF) for this Fund is 10.7 for SGD Class (Moderate), 10.8 for MYR Class (Moderate), 12.7 for MYRH Class (High)

Volatility Class Volatility Banding

Very Low $0 \leq \text{Volatility Factor} \leq 4.555$

Low $4.555 < \text{Volatility Factor} \leq 8.645$

Moderate $8.645 < \text{Volatility Factor} \leq 11.29$

High $11.29 < \text{Volatility Factor} \leq 15.295$

Very High Volatility Factor more than 15.295

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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.

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