AHAM CAPITAL
ASSET MANAGEMENT

MORNINGSTAR Overall Rating ★★

3-years Fund Volatility 10.1 Moderate Lipper analytics May 31 25

MYR Class

AHAM Select Asia Pacific (ex Japan) REITs Fund

A fund that aims to provide income and growth through investments in Real Estate Investment Trusts (REITs) within the Asia Pacific (ex Japan) region.

Fund Category
Fund of Funds

Fund Type
Income & Growth

Benchmark
FTSE EPRA Nareit Asia ex Japan REITs Index

Base Currency
MYR

Launch Date / IOP
April 25, 2007 / MYR0.50(MYR)

Financial Year End
April 30

Subscription
Cash

Initial Sales Charge
Max 5.50% of the NAV per Unit

Annual Management Fee
Max 1.80% per annum

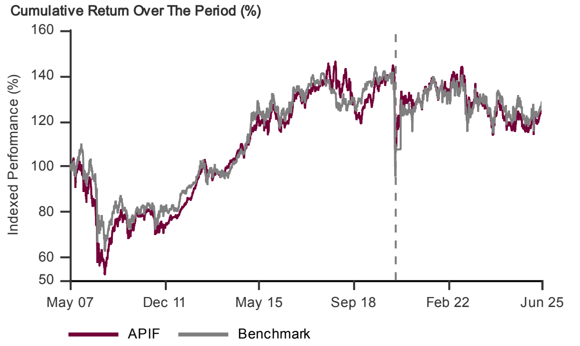
Repurchase Charge
N/A

Performance Fee
N/A

Minimum Investment / Minimum Subsequent Investment
MYR1,000 / MYR100(MYR)

As at June 30, 2025* Fund Size / NAV Per Unit
MYR28.4million / MYR0.3911(MYR)

Performance Record as at June 30 2025*



April, 2007 to June, 2025 NAV-NAV prices and assuming reinvestment of distributions into the Fund, gross investment based in MYR. The value of Units may go down as well as up. Past performance is not indicative of future performance.
As at 16-Mar-20 the Benchmark was replaced by FTSE EPRA Nareit Asia ex Japan REITs Index.
Source: MorningStar

Performance Table as at June 30 2025*

Total Return (%)	1 Month	1 Year	3 Year	Since Inception
Fund (MYR)	3.7	7.7	-7.8	24.9
Benchmark (MYR)	3.8	6.9	-3.6	27.9

Annualised Return (%)	1 Year	3 Year	5 Year	Since Inception
Fund (MYR)	7.7	-2.7	-0.3	1.2
Benchmark (MYR)	6.9	-1.2	0.9	1.4

Calendar Year Return (%)	Year To Date	2024	2023	2022
Fund (MYR)	7.4	-9.9	1.6	-7.3
Benchmark (MYR)	7.2	-10.7	6.8	-6.3

Source: MorningStar

Top Holdings as at June 30 2025*

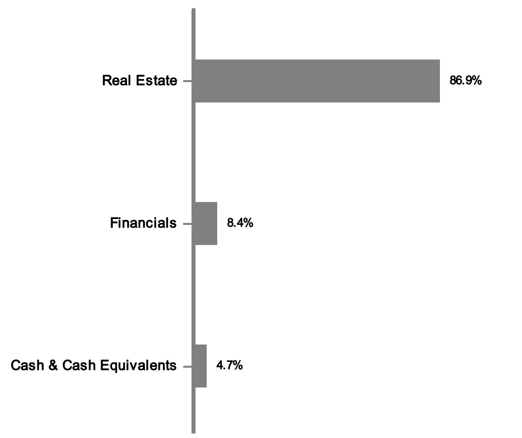
Equities	%
Frasers Centrepoint Trust	11.0
CapitaLand Ascendas REIT	10.4
Sunway REIT	8.7
Vanguard US Treasury 0-1 Year	8.4
CapitaLand Integrated Comm Trt	8.0
Frasers Logistics & Comm Trust	7.3
Keppel DC REIT	7.1
Link REIT	6.4
Parkway Life REIT	6.4
Axis Real Estate Invt Trust	5.4

Income Distribution History

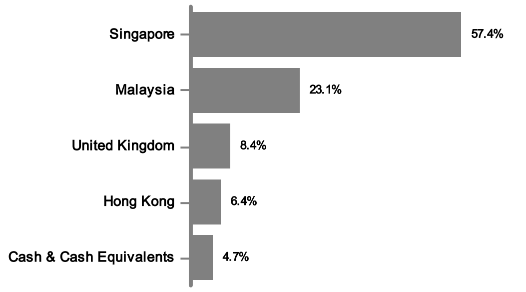
	Net Distribution (Sen)	Yield (%)
2013	4.50	10.9
2014	2.00	4.7
2015	0.50	1.0
2016	2.15	4.4
2017	2.50	5.1
2020	2.00	4.5
2021	2.00	4.4
2022	0.76	1.8
2023	0.25	0.6
2024	1.46	4.0

Distribution Policy: The fund will distribute income subject to the availability of income.
Annually: MYR

Sector Allocation as at June 30 2025*



Country Allocation as at June 30 2025*



* The data provided above is that of the Fund and is a percentage of NAV as at June 30 2025. All figures are subject to frequent changes on a daily basis and the percentages might not add up to 100% due to rounding.

To invest in a Class other than MYR Class and/or MYR-Hedged Class, investors are required to have a foreign currency account with any Financial Institution as all transactions relating to the particular foreign currency will ONLY be made via telegraphic transfer.

The Morningstar Rating is an assessment of a Fund's past performance-based on both return and risk-which shows how similar investments compare with their competitors. A high rating alone is insufficient basis for an investment decision.

Where a distribution is declared, investors are advised that following the issue of additional Units/distribution, the NAV per Unit will be reduced from cum-distribution NAV to ex-distribution NAV.

Based on the Fund's portfolio returns as at May 31 2025, the Volatility Factor (VF) for this Fund is 10.1 for MYR Class (Moderate) (source: Lipper). Very Low includes Funds with VF that are not more than 4.715. Low includes Funds with VF that are above 4.715 but not more than 9.175. Moderate includes Funds with VF that are above 9.175 but not more than 12.015. High includes Funds with VF that are above 12.015 but not more than 16.495. Very High includes Funds with VF that are above 16.495. 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. 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.

A copy of the Prospectus and Product Highlights Sheet ("PHS") can be obtained at AHAM Asset Management's ("AHAM Capital") sales offices or at www.aham.com.my. Investors are advised to read and understand the contents of Prospectus and the corresponding PHS before investing. There are fees and charges involved when investing in the Fund. Investors are advised to consider and compare the fees and charges as well as the risks carefully before investing. Investors should make their own assessment of the risks involved in investing and should seek professional advice, where necessary. The price of units and distribution payable, if any, may go down as well as up and past performance of the fund should not be taken as indicative of its future performance. The Securities Commission Malaysia has not reviewed this marketing/promotional material and takes no responsibility for the contents of this marketing/promotional material and expressly disclaims all liability, however arising from this marketing/promotional material.