



AmAsia Pacific REITs - MYR Class

May 2017



AmAsia Pacific REITs (the "Fund") aims to provide regular income* and to a lesser extent capital appreciation over the Medium to Long Term by investing in real estate investment trusts (REITs). Note:*The income could be in the form of units or cash

The Fund is suitable for investors who:

- wish to have investment exposure through a diversified portfolio of REITs in the Asia Pacific Region. Portfolio diversification is obtained by investing in REITs of various sub-sectors (for example, residential, commercial, industrial within the REITs sector) listed in various countries; and
- seek regular income and, to a lesser extent capital appreciation over the Medium to Long Term.

Investment Strategy

70% to 98% of the Fund's NAV will be invested in REITs listed in the Asia Pacific region, which includes but not limited to Australia, Hong Kong, Japan, Malaysia, New Zealand, Singapore, South Korea, Taiwan and Thailand. In addition to country diversification, the Fund will also diversify into REITs with different sectors such as residential, commercial and industrial. The Fund will hold between 2% to 30% of its NAV in liquid assets.

Source: AmFunds Management Berhad

Fund Details

Fund Category / Type	Fund-of-Funds / Income and Growth
Fund Launch Date	Class B : 18 July 2011 (MYR) Class A : 16 July 2014 (USD) Class B : 16 July 2014 (AUD, SGD)
Offer Price at Launch	MYR 0.5000
NAV (30 Apr 2017)	MYR 0.7701
1-year NAV High (30 Apr 2017)	MYR 0.7900 (29 Jul 2016)
1-year NAV Low (30 Apr 2017)	MYR 0.7252 (02 May 2016)
Total Units (30 Apr 2017)	460.40 million
Fund Size (30 Apr 2017)	MYR 354.55 million
Annual Management Fee	Class A : Up to 1.00% p.a. of the NAV of the Fund Class B : Up to 1.50% p.a. of the NAV of the Fund
Annual Trustee Fee	Up to 0.08% p.a. of the NAV of the Fund, subject to a minimum fee of RM10,000 p.a.
Entry Charge	Class A : Nil Class B : Up to 5.00% of the NAV per unit for cash sales
Exit Fee	Nil
Redemption Payment Period	By the 10th day of receipt of a repurchase notice
Manager	AmFunds Management Berhad
Income Distribution Class B (MYR)	Subject to availability of income, distribution is paid at least once a year
Class A (USD)/Class B (AUD, SGD)	Subject to availability of income, distribution is paid at least once a year and will be reinvested into additional unit of the respective Class

Note: Income distribution would be different subject to sole discretion of the Manager

Source: AmFunds Management Berhad

Income Distribution History

	Payout (sen)		Total (sen)
FY 2017	1.56	-	1.56
FY 2016	2.00	1.31	3.31
FY 2015	-	1.80	1.80
FY 2014	-	2.85	2.85

Source: AmFunds Management Berhad

Manager's Commentary

AmAsia Pacific REITs -%1.18 in April 2017 vs. the benchmark -2.24%. Trump announced a plan to reduce corporate tax to 15% from 35%. Australia REITs +2.6% partly driven by the 10-year bond yield movements. Amazon confirmed it will enter the Australian market by 2018. Japanese REITs -2.4% as investors switched to risk-on when geopolitical tensions in North Korea and the risks from the French elections dissipated. Singapore REITs +2% as they reported 1Q16 results which were largely in line with expectations.

The IMF upgraded its 2017 global GDP forecast to 3.5% from 3.1% on stable economic recovery; global trade is turning around due to destocking; corporates are starting to raise production. Some geopolitical uncertainty has been lifted with the victory of Macron in the French presidential elections, allaying concerns of a breakdown of the EU. We continue to monitor global yield curve movements as a gauge of investor sentiment in addition to supply demand dynamics within the different property segments. Market pullbacks would present opportunities to accumulate in segments deemed attractive.

Source: AmFunds Management Berhad

Top Holdings* (as at 30 April 2017)

Manulife Us Real Estate Investment Trust	3.29%
Nippon Accommodations Fund Inc.	3.14%
Parkway Life Real Estate Investment Trust	3.01%
LaSalle Logiport REIT	3.00%
Charter Hall Group	2.92%

* As percentage of NAV. Please note that asset exposure for the fund is subject to frequent change on a daily basis.

Source: AmFunds Management Berhad

Sector Allocation* (as at 30 April 2017)

Real Estate	71.53%
Money Market Deposit	17.99%
Reits	7.00%
Utilities	1.49%
Cash and others	1.29%
Health Care	0.70%

* As percentage of NAV. Please note that asset exposure for the fund is subject to frequent change on a daily basis. The sector allocation above is classified based on "sub-industry categorization" by Bloomberg.

Source: AmFunds Management Berhad

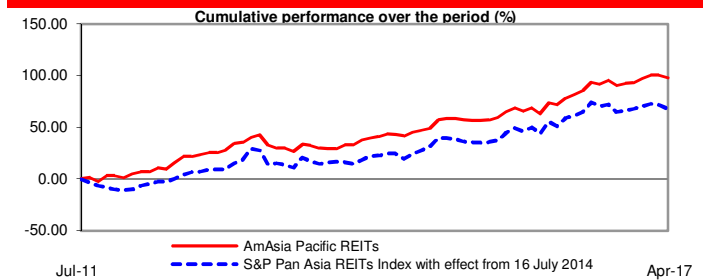
Country Allocation* (as at 30 April 2017)

Australia	22.42%
Japan	21.63%
Cash and others	19.29%
Singapore	16.49%
Hong Kong	7.25%
Malaysia	7.00%
United States	3.29%
Thailand	2.63%

* As percentage of NAV. Please note that asset exposure for the fund is subject to frequent change on a daily basis.

Source: AmFunds Management Berhad

Fund Performance (as at 30 April 2017)



The value of units may go down as well as up. Past performance is not indicative of future performance.

Source: AmFunds Management Berhad

Performance Data (as at 30 April 2017)

	1 m	6 m	1 yr	3 yrs	5 yrs
Fund (%)	-1.18	3.91	11.18	43.51	78.82
* Benchmark (%)	-2.24	1.84	5.47	42.04	72.16

*S&P Pan Asia REITs Index with effect from 16 July 2014

Source: *AmFunds Management Berhad, Verified by Novagni

Calendar Year Return

	2016	2015	2014	2013	2012
Fund (%)	14.25	13.16	15.54	0.64	26.47
* Benchmark (%)	12.04	14.10	13.41	5.75	23.14

*S&P Pan Asia REITs Index with effect from 16 July 2014

Source: AmFunds Management Berhad, Verified by Novagni

Based on the fund's portfolio returns as at 31 March 2017, the Volatility Factor (VF) for this fund is 7.16 and is classified as "Moderate" (Source: Lipper). "Moderate" Includes funds with VF that are higher than 5.965 and lower than 8.015 (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 S&P Pan Asia REITs Index with effect from 16 July 2014 Index is a product of S&P Dow Jones Indices LLC and/or its affiliates and has been licensed for use by AmInvest. Neither S&P Dow Jones Indices LLC, their affiliates nor their third party licensors make any representation or warranty, express or implied, as to the ability of any index to accurately represent the asset class or market sector that it purports to represent and neither S&P Dow Jones Indices LLC, their affiliates nor their third party licensors shall have any liability for any errors, omissions or interruptions of any index or the data included therein.

The information contained in this material is general information only and does not take into account your individual objectives, financial situations or needs. You should seek your own financial advice from an appropriately licensed adviser before investing. You should be aware that investments in a unit trust fund carry risks. An outline of some of the risks is contained in the Master Prospectus dated 10 September 2016 which expires on 9 September 2017 & 1st Supplemental Master Prospectus dated 31 December 2016 (collectively referred to as the "Prospectus"). The specific risks associated with investment of the Fund are currency risk, income distribution risk, related party transaction risk, risk associated with investment in REITs and sectoral risk as contained in the Prospectus. Unit prices and income distribution, if any, may rise or fall. Past performance of a fund is not 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.

Where a distribution is declared, you are advised that following the distribution, the Net Asset Value ("NAV") per unit will be reduced from cum-distribution NAV to ex-distribution NAV. Where a unit split is declared, you are advised that following the issue of additional units, the NAV per unit will be reduced from pre-unit split NAV to post-unit split NAV. Kindly take note that the value of your investment in Malaysian ringgit will remain unchanged after the distribution of the additional units.

You have the right to request for a copy of Product Highlights Sheet for the fund. You are advised to read and understand the contents of the Product Highlights Sheet and the Prospectus before making an investment decision. The Prospectus has been registered with the Securities Commission Malaysia, who takes no responsibility for its contents. You can obtain a copy of the Product Highlights Sheet and the Prospectus from any of our representative office and authorized distributor. AmFunds Management Berhad does not guarantee any returns on the investments. In the event of any dispute or ambiguity arising out of the other language translation in this leaflet, the English version shall prevail.

Note: All fees, charges and expenses disclosed in this material are expressed on a Goods and Services Tax ("GST")-exclusive basis. Accordingly, to the extent that services provided are subject to GST, the amount of GST payable on any related fees, charges and/or expenses will be payable by the unit holder(s) and/or the fund (as the case may be) in addition to the fees, charges and expenses disclosed in this material.

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