

TA ASIA PACIFIC REITS INCOME FUND

Date of Issuance: 30 November 2022

RESPONSIBILITY STATEMENT

This Product Highlights Sheet has been reviewed and approved by the directors of TA Investment Management Berhad and they have collectively and individually accept full responsibility for the accuracy of the information. Having made all reasonable inquiries, they confirm to the best of their knowledge and belief, that there are no false or misleading statements or omissions of other facts which would make any statement in the Product Highlights Sheet false or misleading.

STATEMENT OF DISCLAIMER

The Securities Commission Malaysia has authorised the issuance of **TA Asia Pacific REITs Income Fund** and a copy of this Product Highlights Sheet has been lodged with the Securities Commission Malaysia.

The authorisation of the **TA Asia Pacific REITs Income Fund** and lodgement of this Product Highlights Sheet, should not be taken to indicate that the Securities Commission of Malaysia recommends the **TA Asia Pacific REITs Income Fund** or assumes responsibility for the correctness of any statement made or opinion or report expressed in this Product Highlights Sheet.

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This Product Highlights Sheet only highlights the key features and risks of this Fund.
Investors are advised to request, read and understand the disclosure documents before deciding to invest.

PRODUCT HIGHLIGHTS SHEET

TA ASIA PACIFIC REITS INCOME FUND

BRIEF INFORMATION OF THE PRODUCT

1. What is this product about?

TA Asia Pacific REITs Income Fund (the "Fund") aims to maximize total investment return consisting of regular income* and capital appreciation over the Medium to Long Term by investing in Asia Pacific REITs and a portfolio of high dividend yield equity securities.

Note:

* The regular income could be in the form of units or cash. Please refer to Section 5.9 of the master prospectus and/or its supplementary(ies) or replacement master prospectus ("Master Prospectus") on mode of distribution for further information.

PRODUCT SUITABILITY

2. Who is this product suitable for?

The Fund is suitable for investors who:

- wish to have investment exposure in property through a diversified portfolio of REITs in the Asia Pacific region rather than in physical property. Portfolio diversification is obtained by investing in REITs listed in Asia Pacific region of various sub-sectors, including (but not limited to) commercial, residential, retail, industrial, specialty, financial and hotel REITs;
- seek regular income over the Medium to Long Term;
- seek capital appreciation over the long-term;
- seek stable investment returns; and
- have moderate risk profile.

KEY PRODUCT FEATURES

3. What am I investing in?

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|---|---|
| Fund Category | Real Estate (REITs) |
| Launch Date | 9 October 2013 |
| Asset Allocation | <ul style="list-style-type: none"> • Minimum of 70% of the Fund's NAV will be invested in an Asia Pacific and Pacific rim portfolio of REITs; • Up to 28% of the Fund's NAV will be invested in Asia Pacific equity securities. |
| Performance Benchmark | <p>Malaysia Government Securities (MGS) BNM 5 Year.</p> <p><i>Note:</i></p> <ol style="list-style-type: none"> 1. The performance benchmark above is used as a reference for performance comparison purposes only. The benchmark is not used to define the portfolio composition of the Fund or as a performance target. 2. The performance benchmark of the Fund will be changed from Bloomberg Asia REIT Index to Malaysia Government Securities (MGS) BNM 5 Year effective 1 December 2022 to reflect the target rate of distribution to the Fund. |
| Investment Policy & Strategy | <p>The Manager employs an active allocation investment process, combining a bottom-up investment process that involves company research with top-down process to review the asset allocation at country level. Asset allocation is derived after analyzing macro economic trends of the countries. This is to ensure the Fund from being over-exposed to certain countries.</p> <p>To achieve the investment objective of the Fund, a minimum of 70% of the Fund's NAV will be invested in an Asia Pacific and Pacific rim portfolio of REITs listed in China, Japan, Australia, Indonesia, Taiwan, Thailand, Malaysia, Hong Kong, Singapore, Philippines, New Zealand, Vietnam and Brunei. The Fund may seek to invest up to 28% of its NAV in Asia Pacific equity securities listed in China, Japan, Australia, Indonesia, Taiwan, Thailand, Malaysia, Hong Kong,</p> |

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|--------------------------------------|--|
| | <p>Singapore, Philippines, New Zealand, Vietnam and Brunei which in view of the investment manager of the Fund offer prospects for above average dividends** or reflect such prospects.</p> <p>The Fund aims to generate regular income through dividends received. The Fund is also allowed to invest in equity securities to enhance total return of the Fund when the investment manager sees such opportunity arises.</p> <p>The Manager intends to adopt an active and frequent trading strategy depending upon market opportunities in meeting the Fund's investment objective.</p> <p>The Manager may adopt a temporary defensive strategy by maintaining a sufficient level of liquid asset that may be inconsistent with the Fund's principal investment and asset allocation strategy. The defensive strategy may be necessary to protect the Fund's investment in response to adverse market, economic, political, or any other conditions.</p> <p><i>***"above average dividends" refers to higher dividend yield as compared to the FBMKLCI's average dividend yield.</i></p> |
| Minimum Initial Investment | RM1,000. |
| Minimum Additional Investment | RM100. |
| Minimum Redemption | 500 Units. |
| Minimum Holdings | 500 Units. |
| Distribution Policy | The Fund intends to distribute income on a biannual basis. |

Note:

Please refer to Section 3 and Section 5 of the Master Prospectus for further information.

4. Who am I investing with?

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|----------------|--|
| Manager | TA Investment Management Berhad (Registration Number: 199501011387 (340588-T)) |
| Trustee | Maybank Trustees Berhad (Registration Number: 196301000109 (5004-P)) |

5. What are the possible outcomes of my investment?

The investors may gain from the appreciation of Unit price as a result of the increase in value of the underlying and/or accrual of profit earned. However, investment involves risk. The value of the Fund and its distribution (if any) may rise or fall. These risk factors, among others, may cause you to lose part or all of your investment.

KEY RISKS

6. What are the key risks associated with this product?

Specific risks related to the Fund:

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| Currency Risk | The NAV of the Fund may be affected favorably or unfavorably by exchange control regulations or changes in exchange rates between RM and the relevant foreign currencies if the Fund invests in foreign currencies or assets denominated in foreign currencies, the Fund is exposed to foreign currencies risks. Fluctuations in exchange rates will affect the value of the Fund's foreign investments when converted into the local currency and subsequently the value of Unit Holders' investments. |
| Sectoral Risk | The Fund invests mainly in the real estate sector. As a result, the Fund may be more vulnerable to factors associated with the sector it is invested in. Any material changes associated with the real estate sector may have an adverse impact on the NAV of the Fund which in turn will affect the performance of the Fund. |
| Taxation Risk | The local authorities may impose withholding tax, levies, duties or other charges on property and REITs. Hence, any changes in property taxation law may affect the property taxes, proceeds from the sale of property, receipts of dividends and other income. These changes may in turn have an adverse impact on the performance of the Fund. |

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| Foreign Market Settlement Risk | Trading and settlement practices of some of the markets in which the Fund may invest may not be the same as those in more developed markets, and this may increase settlement risk and/or result in delays in realising investments made by the Fund. In addition, the Fund will be exposed to credit risk on parties with whom it trades and will bear the risk of settlement default. The Trustee will be instructed by the Manager to settle the trade (buy or sell transactions) where the Manager believes and the Trustee agrees that this form of settlement is regulated under the Eligible Markets. Investors should be aware that this may result in a loss to the Fund if the trade fails to settle, and the Trustee will not be liable to the Fund for such loss. The Trustee considers that in order to discharge its responsibility under the regulations of the Eligible Markets, the Trustee must exercise care and diligence in the selection of settlement practices. The Trustee must maintain an adequate level of supervision and make appropriate enquiries, periodically to confirm that such practices continue to be competently reliable. |
| Emerging Market Risk | <p>The Fund may be invested in certain smaller and emerging markets, which exhibits lower levels of economic and/or capital market development, limitations due to foreign investment restrictions, wide dealing spreads, restricted opening hours of stock exchanges and a narrow range of investors. Trading volume and market capitalisation may be lower than in more developed stock markets. This may result in a lower degree of liquidity for the Fund's investments.</p> <p>This risk however may be reduced when there is a low correlation between the activities of those markets and/or by the diversification of investments within the Fund.</p> |

Note:

Please refer to Section 3.20 of the Master Prospectus for further information.

Please be advised that if an investor invests in Units through an IUTA which adopts the nominee system of ownership, the investor would not be considered to be a Unit Holder under the Deed and the investor may consequently not have all the rights ordinarily exercisable by a Unit Holder (for example, the right to call for a Unit Holder's meeting and to vote thereat and the right to have the Unit Holder's particulars appearing in the register of Unit Holders of the Fund).

FEE & CHARGES¹

7. What are the fees and charges involved?

Fees and charges related to the Fund:

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| Sales Charge | A maximum of 5.50% of the NAV per Unit of / amount invested in the Fund (rounded to the nearest RM0.01) is imposed either by IUTAs, unit trust consultants or by the Manager. |
| Repurchase Charge | The Manager has no intention to impose any repurchase charge. |
| Switching Fee | The Manager does not impose any switching fee, however, if the amount of sales charge of the fund that the Unit Holder intends to switch into is more than the sales charge imposed by the fund being switched from, then the difference in the sales charge between the two (2) funds shall be borne by the Unit Holder. |
| Transfer Fee | An administrative charge of RM5.00 or any other amount as the Manager may deem appropriate. |
| Annual Management Fee | Up to 1.50% per annum of the NAV of the Fund. |
| Annual Trustee Fee² | 0.055% per annum of the NAV of the Fund calculated on a daily basis subject to a minimum of RM12,000 per annum. |

Notes:

1. We may for any reason and at any time, waive or reduce: (A) any fees (except the trustee fee); (B) other charges payable by you in respect of the Fund; and/or (C) transactional values including but not limited to the Units or amounts, for any Unit Holder and/or investments made via any distribution channels or platform.
2. Actual rate excluding foreign custodian fee and charges.

Please refer to Section 4 of the Master Prospectus for further information.

YOU SHOULD NOT MAKE PAYMENT IN CASH TO A UNIT TRUST CONSULTANT OR ISSUE A CHEQUE IN THE NAME OF A UNIT TRUST CONSULTANT.

8. How often are valuations available?

Valuations are valued daily at the end of each Business Day.

Price of the Fund will be published on next Business Day (T+1 day) and the Unit Holders may obtain the latest price of the Fund from our website at www.tainvest.com.my or FIMM's website.

9. How can I exit from this investment and what are the risks and costs involved?

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|--------------------------|---|
| Cooling-Off Right | <ul style="list-style-type: none"> • A cooling off right is only given to an individual investor who is investing in any of the unit trust funds managed by TAIM for the first time but shall not include the following person: <ul style="list-style-type: none"> ➢ a staff of TAIM; and ➢ a person registered with a body approved by the SC to deal in unit trusts. • There is a cooling-off period of six (6) Business Days from the day your application is accepted or deemed to be accepted by the Manager. Within these six (6) Business Days, you have a right to request for withdrawal of the investment. The refund for every Unit held by you pursuant to the exercise of your cooling-off right would be the sum of: <ul style="list-style-type: none"> (a) if the NAV per Unit on the day the Units were first purchased ("original price") is higher than the price of a Unit at the point of exercise of the cooling-off right ("market price"), the market price at the point of cooling-off; or (b) if the market price is higher than the original price, the original price at the point of cooling-off; and (c) the sales charge per Unit originally imposed on the day the Units were purchased. • All such requests must be received or be deemed to have been received by the Manager before 4.00 p.m. on a Business Day. Requests received or deemed to have been received after 4.00 p.m. will be treated as having been received on the following Business Day. If you submit your payment by cheque, the cooling-off period will accrue from the date on which the Manager receives the cheque and payment for the cooling-off will be made after the cheque has been cleared. The proceeds would generally be refunded to Unit Holder within seven (7) Business Days of receiving the request for withdrawal. |
| Redemption | <ul style="list-style-type: none"> • Redemption requests must be submitted by completing the transaction form. Any valid redemption request received by our head office or any of our business centres before 4.00 p.m. on a Business Day will be processed based on the NAV per Unit calculated at the end of the Business Day. A redemption request received by us after 4.00 p.m. will be deemed to have been received on the next Business Day. If the redemption request is received by us on non-Business Day, such redemption request will be processed based on the NAV per Unit calculated at the close of the next Business Day. • Redemption proceed will be paid within ten (10) days, (or it may subject to the change/revised policy by regulator), from the day the redemption request is received by us based on the selected payment method stated in the transaction form received by our head office or business centres. • In case of joint holders, we will process the redemption request based on the operating instruction stated in the account opening form when you first invested in the Fund. For avoidance of doubt, all redemption proceeds will be made payable to the principal applicant, unless there is a request by the principal applicant that the proceeds be made payable to the joint applicant. |

Note:

Please refer to Section 5 of the Master Prospectus for details information.

FUND PERFORMANCE

The basis of calculating and assumption made in calculating the returns:

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| $\text{Percentage Growth} = \frac{N^1 - N^2}{N^2} \times 100$ <p>N¹ = NAV on the end of the period N² = NAV on the beginning of the period</p> <p>* <i>Average Total Return</i> = $\frac{\text{Total Sub Period Returns}}{\text{Number of Sub Periods}}$</p> <p>** <i>Annual Total Return</i> = $(1 + \text{Cumulative Return})^{N^3/N^4} - 1$</p> <p>N³ = Number of periods per year N⁴ = Total number of periods</p> <p>Factor in for unit splits and distributions paid out (if any during the period)</p> |
|---|

Average Total Return as at 30 September 2021

| | 1 Year | 3 Years | 5 Years | Since Inception (09/10/2013-30/09/2020) |
|----------------------|--------|---------|---------|--|
| Fund (%) | 10.12 | 6.03 | 6.00 | 7.26 |
| Benchmark (%) | 8.91 | 3.45 | 1.23 | 5.36 |

Source: Lipper for Investment Management

Annual Total Return for the Financial Year Ended 30 September

| | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | Since Inception (09/10/2013-30/09/2014) |
|----------------------|-------|--------|-------|-------|-------|-------|-------|--|
| Fund (%) | 10.12 | -2.55 | 11.10 | -0.25 | 12.52 | 12.10 | 8.49 | 7.46 |
| Benchmark (%) | 8.91 | -18.04 | 24.05 | 2.74 | -6.53 | 14.82 | 17.43 | 5.78 |

Source: Lipper for Investment Management

Distribution of Income for the Financial Year Ended 30 September

| | 2021 | 2020 | 2019 |
|--|------|------|------|
| Unit Split | Nil | Nil | 1:10 |
| Gross distribution per Unit (sen) - Final | 1.50 | 1.50 | 1.60 |
| Gross distribution per Unit (sen) - Interim | 1.50 | 1.50 | 1.50 |
| Net distribution per Unit (sen) – Final | 1.50 | 1.50 | 1.60 |
| Net distribution per Unit (sen) – Interim | 1.50 | 1.50 | 1.50 |

(Distribution of income was made in the form of cash and reinvestment of units)

Performance and Investment Strategies Employed

The Fund was managed within its investment objective for the financial year under review and met its objective of providing regular income* and capital appreciation. For the financial year under review, the Fund posted a total return of 10.12%, outperforming the benchmark which returned 8.91%.

Portfolio Turnover Ratio (“PTR”) for the Financial Year Ended 30 September

| | 2021 | 2020 | 2019 |
|--------------------|------|------|------|
| PTR (times) | 0.53 | 0.29 | 0.66 |

The PTR for the current financial year has registered an increase compared to previous year due to decrease in average net asset value of the Fund.

PAST PERFORMANCE OF THE FUND IS NOT AN INDICATION OF ITS FUTURE PERFORMANCE.

CONTACT INFORMATION

10. Who should I contact for further information or to lodge a complaint?

1. For internal dispute resolution, you may contact:

Our authorised distributors or our customer service officers on toll free number at 1-800-38-7147 between 9.00 a.m. and 6.00 p.m. (Malaysia time), from Monday to Friday (except public holidays), or you can email us at investor.taim@ta.com.my

2. If you are dissatisfied with the outcome of the internal dispute resolution process, please refer your dispute to the Securities Industry Dispute Resolution Center (SIDREC):

- (a) via phone to : 03-2282 2280
- (b) via fax to : 03-2282 3855
- (c) via e-mail to : info@sidrec.com.my
- (d) via letter to : Securities Industry Dispute Resolution Center (SIDREC)
Unit A-9-1, Level 9, Tower A
Menara UOA Bangsar
No. 5, Jalan Bangsar Utama 1
59000 Kuala Lumpur

3. You can also direct your complaint to the SC even if you have initiated a dispute resolution process with SIDREC. To make a complaint, please contact the SC's Consumer & Investor Office:

- (a) via phone to the Aduan Hotline at : 03-6204 8999
- (b) via fax to : 03-6204 8991
- (c) via e-mail to : aduan@seccom.com.my
- (d) via online complaint form available at : www.sc.com.my
- (e) via letter to : Consumer & Investor Office
Securities Commission Malaysia
3 Persiaran Bukit Kiara
Bukit Kiara
50490 Kuala Lumpur

4. Federation of Investment Managers Malaysia (FIMM)'s Complaints Bureau:

- (a) via phone to : 03-2092 3800
- (b) via fax to : 03-2093 2700
- (c) via e-mail to : complaints@fimm.com.my
- (d) via online complaint form available at : www.fimm.com.my
- (e) via letter to : Legal, Secretarial & Regulatory Affairs
Federation of Investment Managers Malaysia
19-06-1, 6th Floor Wisma Tune
No. 19 Lorong Dungun
Damansara Heights
50490 Kuala Lumpur

APPENDIX: GLOSSARY

| | |
|-----------------|--|
| Business Day | In respect of a Fund means a day on which Bursa Malaysia is open for trading or banks in Kuala Lumpur are open for business. The Manager may declare certain Business Days to be a non-Business Day although Bursa Malaysia or the banks are open for business. |
| Deed | The deeds including any supplemental deeds made between TAIM, the Trustee and the Unit Holders of the Fund, agreeing to be bound by the provisions of the respective deeds. |
| Eligible Market | An exchange, government securities market or an over-the-counter ("OTC") market- (a) that is regulated by a regulatory authority of that jurisdiction; (b) that is open to the public or to a substantial number of market participants; and (c) on which financial instruments are regularly traded. |
| FBMKLCI | FTSE Bursa Malaysia KLCI Index. |
| IUTA | A corporation registered with the Federation of Investment Managers Malaysia and authorised to market and distribute unit trust schemes of another party. |

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|------------------------------|--|
| Medium to Long Term | Investment horizon of minimum three (3) years. |
| Net Asset Value or NAV | NAV of the Fund is the total value of all the Fund's assets less the total value of all its liabilities at a valuation point. |
| NAV per Unit | NAV of the Fund divided by the number of Units in circulation, at the same valuation point. |
| SC | Securities Commission Malaysia established under the Securities Commission Malaysia Act, 1993. |
| REITs | Real Estate Investment Trusts. |
| Unit or Units | An undivided share in the beneficial interest and/or right in the Fund and a measurement of the interest and/or right of a Unit Holder in the Fund and means a Unit of the Fund. |
| Unit Holder | A person for the time being who is registered pursuant to the Deed as a holder of Units of the Fund, including persons jointly so registered. |
| We / us / the Manager / TAIM | TA Investment Management Berhad (Registration Number: 199501011387(340588-T)). |