

RHB GLOBAL REAL ESTATE EQUITY FUND - RM CLASS

The Fund aims to provide long-term[^] total return by investing in one (1) target fund.

Note: [^]“long-term” in this context refers to a period of 5 to 7 years.

INVESTOR PROFILE

This Fund is suitable for:

- ‘Sophisticated Investor(s)’ as defined in the Information Memorandum.

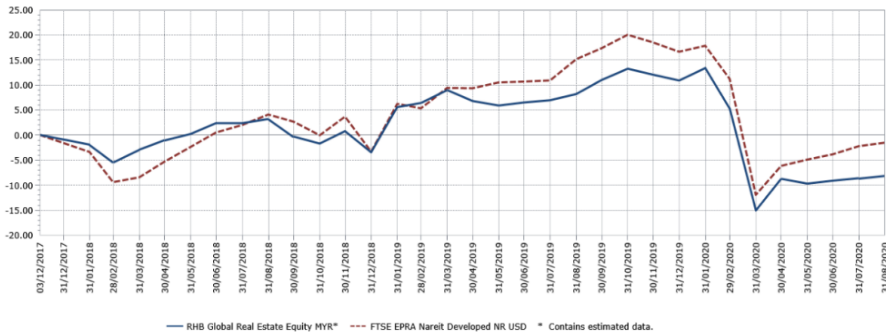
INVESTMENT STRATEGY

- At least 95% of NAV: Investments in the USD denominated class AM2 shares of the Target Fund;
- 2% - 5% of NAV: Investments in liquid assets including money market instruments and placements of cash.

FUND PERFORMANCE ANALYSIS

Performance Chart Since Launch*

% Growth,TR De,Ex,Def,MYR from 03/12/2017 to 31/08/2020 every 1 Month



Cumulative Performance (%)*

	1 Month	3 Months	6 Months	YTD
Fund	0.60	1.81	-12.67	-17.11
Benchmark	0.72	3.55	-11.47	-15.59

1 Year Since Launch

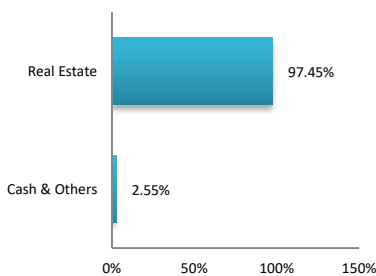
	1 Year	Since Launch
Fund	-15.04	-8.08
Benchmark	-14.50	-1.55

Calendar Year Performance (%)*

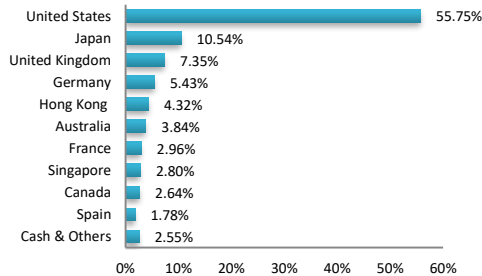
	2019	2018
Fund	14.89	-3.80
Benchmark	20.67	-3.64

FUND PORTFOLIO ANALYSIS

Sector Allocation*



Country Allocation*



Top Holdings (%)*

DUKE REALTY CORP	4.03
PROLOGIS INC	3.96
DEUTSCHE WOHNEN SE	3.25
STORE CAPITAL CORP	2.86
CUBESMART	2.69

*As percentage of NAV

*Source: HSBC Global Asset Management, 31 August 2020. Exposure in HSBC Global Investment Funds - Global Real Estate Equity - 96.26%

FUND DETAILS

Manager	RHB Asset Management Sdn. Bhd.
Trustee	HSBC (M) Trustee Berhad
Fund Category	Feeder fund
Launch Date	13 November 2017
Base Currency	USD
Unit NAV	RM0.9192
Fund Size (million)	RM1.14
Units In Circulation (million)	1.24
Financial Year End	30 November
MER (as at 30 Nov 2019)	0.91%
Min. Initial Investment	RM1,000.00
Min. Additional Investment	RM500.00
Benchmark	FTSE EPRA/NAREIT Developed Index Net TRI USD
Sales Charge	Up to 5.50% of investment amount*
Redemption Charge	None
Annual Management Fee	Up to 1.80% p.a. of NAV*
Annual Trustee Fee	0.06% p.a. of NAV*
Switching Fee	RM25.00 per switch*
Redemption Period	Within 10 business days after receipt the request to repurchase
Distribution Policy	Semi-annually, if any

*All fees and charges payable to Manager and the Trustee are subject to any applicable taxes and/or duties and at such rate as may be imposed by the government from time to time.
For the purpose of computing the annual management fee and annual trustee fee, the NAV of the Fund is exclusive of the management fee and trustee fee for the relevant day.

FUND STATISTICS

Historical NAV (RM)

	1 Month	12 Months	Since Launch
High	0.9233	1.1827	1.1827
Low	0.8966	0.7406	0.7406

Source: Lipper IM

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MANAGER'S COMMENTS
MARKET REVIEW

Global real estate equities finished the period in positive territory, however, they lagged the wider global equity market, which continued their rebound amid an ongoing global economic recovery and continued policy support from central banks and governments. Asian names were the standout performers, finishing the period up ~6.5%, followed by European REITs, which delivered ~3.4%, whilst North American REITs finished relatively flat, up only 0.6%.

MARKET OUTLOOK

The Target Fund Manager continues to focus on real estate equities with larger market capitalisations, a bias towards recurring income (rather than stocks biased towards development) and lower leverage. Most key physical property markets were in reasonable shape at the start of 2020. With some exceptions, there has not been excessive over-building and new supply could now be delayed further. Similarly, the balance sheets of most quality property equities were in a far stronger position before COVID-19 than was the case prior to the Global Financial Crisis. The coordinated policy initiatives by governments and central banks have been far-reaching and can be expected to evolve over the coming weeks and months. The stance that governments will “do whatever it takes” to alleviate the impact is to be welcomed. However, it is too early to gauge the effectiveness of the various measures and the continued uncertainty over the economic impact of the virus means the Target Fund Manager cannot be sure of the consequences for property markets and real estate equities.

DISCLAIMER:

A Product Highlights Sheet (“PHS”) highlighting the key features and risks of the Fund is available and investors have the right to request for a PHS. Investors are advised to obtain, read and understand the contents of the PHS and Information Memorandum dated 13 November 2017 and its supplementary(ies) (if any) (“collectively known as the Information Memorandum”) before investing. The Information Memorandum has been registered with the Securities Commission Malaysia (“SC”) who takes no responsibility for its contents. The SC’s approval or authorization, or the registration of the Information Memorandum should not be taken to indicate that the SC has recommended the fund. Amongst others, investors should consider the fees and charges involved. Investors should also note that the price of units and distributions payable, if any, may go down as well as up. 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. Any issue of units to which the Information Memorandum relates will only be made on receipt of a form of application referred to in the Information Memorandum. The Fund are only offered to “sophisticated investors” as defined in the Information Memorandum. For more details, please call 1-800-88-3175 for a copy of the PHS and the Information Memorandum or collect one from any of our branches or authorised distributors. If in any doubt, consult your banker, lawyer, stockbroker or an independent financial adviser.

The Manager wishes to highlight the specific risks of the Fund are management risk, liquidity risk, currency risk and country risk and the specific risks of the target fund are general investment risk, derivative risk, exchange rate risk, liquidity risk, real estate risk and emerging markets risk. These risks and other general risks are elaborated in the Information Memorandum.

This Fund Factsheet is prepared for information purposes only. It does not have regard to the specific investment objectives, financial situation and the particular needs of any specific person who may receive it. Past performance is not necessarily a guide to future performance. Returns may vary from year to year.

This Fund Factsheet has not been reviewed by the SC.

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