

Date of issuance: 30 June 2017

PRODUCT HIGHLIGHTS SHEET

CIMB-PRINCIPAL BALANCED INCOME FUND

RESPONSIBILITY STATEMENT

This Product Highlights Sheet has been reviewed by the directors or authorised committee or persons approved by the directors of CIMB-Principal Asset Management Berhad. Having made all reasonable inquiries, they confirm to the best of their knowledge and belief, that there are no false or misleading statements or omission of other facts which would make any statement in this Product Highlights Sheet false or misleading.

STATEMENTS OF DISCLAIMER

The Securities Commission Malaysia has authorized/recognised the issuance of CIMB-Principal Balanced Income Fund and a copy of this Product Highlights Sheet has been lodged with the Securities Commission Malaysia.

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

The Securities Commission Malaysia is not liable for any non-disclosure on the part of CIMB-Principal Asset Management Berhad responsible for the CIMB-Principal Balanced Income Fund and takes no responsibility for the contents of this Product Highlights Sheet. The Securities Commission Malaysia makes no representation on the accuracy or completeness of this Product Highlights Sheet, and expressly disclaims any liability whatsoever arising from, or in reliance upon, the whole or any part of its contents.

THE MANAGER

CIMB-Principal Asset Management Berhad ("CIMB-Principal") holds a Capital Markets Services License for fund management and dealing in securities restricted to unit trusts under the Capital Markets and Services Act 2007 and specializes in managing and operating unit trusts for investor, both institutional and retail. CIMB-Principal's responsibilities include managing investment portfolios by providing fund management services to insurance companies, pension funds, unit trust companies, corporations and government institutions in Malaysia. In addition, CIMB-Principal is an approved private retirement scheme provider in Malaysia. CIMB-Principal originally commenced its operations as a unit trust company in November 1995.

This Product Highlights Sheet only highlights the key features and risks of this unlisted capital market product. We recommend that you read this Product Highlights Sheet together with the Master Prospectus dated 30 June 2017 and its supplementary (if any). You are advised to request, read and understand the Master Prospectus before deciding to invest.

BRIEF INFORMATION ON CIMB-PRINCIPAL BALANCED INCOME FUND

CIMB-Principal Balanced Income Fund is a balanced fund issued by CIMB-Principal. The Fund aims to seek long-term growth in capital and income by investing in all types of investments.

This is neither a capital protected nor capital guaranteed fund.

PRODUCT SUITABILITY

The recommended investment timeframe for this Fund is five (5) years or more. This Fund is suitable for investors who:

- have a long-term investment horizon;
- tend to be more conservative in investments;
- seek capital appreciation with income being secondary;
- want a balanced portfolio that includes equities and fixed income securities;
- recognise that a well-diversified fund tends to produce a smoother return over time than a fund which invests in only one asset class such as equities; and/or
- seek capital appreciation over the long-term.

KEY PRODUCT FEATURES

Fund Category/Type	Balanced / Growth & Income.
Benchmark	60% FBM100 + 40% CIMB Bank 1-Month Fixed Deposit Rate for performance comparison purpose only.
Investment strategy	<p>The Fund aims to invest in a diversified portfolio of equities and fixed income investments. In line with the objective of the Fund, the investment policy and strategy of the Fund will be to maintain a balanced portfolio between equities and fixed income investments in the ratio of 60:40. The fixed income portion of the Fund is to provide some capital stability to the Fund whilst the equity portion will provide the added return in a rising market. The investments by the Fund in equity securities shall not exceed 60% of the NAV of the Fund and investments in fixed income securities and liquid assets shall not be less than 40% of its NAV with a minimum credit rating of "BBB3" or "P2" by RAM or equivalent rating by MARC or by local rating agency(ies) of the country of issuance or "BBB-" by S&P or equivalent rating by Moody's or Fitch. The Fund may invest up to 40% of its NAV in unrated fixed income securities*. The fixed income portion will provide capital stability to the Fund whilst the equity portion will provide the added return in a rising market. The Fund may opt to seek investment exposure via CIS that is in line with the Fund's objective, subject to the requirement of the SC Guidelines.</p> <p><i>* With effective 1st December 2017, the investment limit in Unrated Fixed Income Securities will be changed from 25% to 40%.</i></p>
Launch date	10 August 1995.
Financial year-end	31 August.
Distribution policy	We have the discretion to distribute part or all of the Fund's distributable income. The distribution (if any) may vary from period to period depending on the investment objective and the performance of the Fund.
Manager	CIMB-Principal Asset Management Berhad.
Trustee	Universal Trustee (Malaysia) Berhad.
Solicitors	Soon Gan Dion & Partners.

KEY RISKS

General risks of investing in a unit trust fund	
Returns not guaranteed	The investment of the fund is subject to market fluctuations and its inherent risk. There is NO GUARANTEE on the investment returns, nor any assurance that the fund's investment objective will be achieved.
General market environment risk	Refers to the possibility that an investment will lose value because of a general decline in financial markets, due to economic, political and/or other factors, which will result in a decline in the fund's NAV.
Inflation risk	This is the risk that investors' investment in the unit trust fund may not grow or generate income at a rate that keeps pace with inflation. This would reduce investors' purchasing power even though the value of the investment in monetary terms has increased.
Manager's risk	This risk refers to the day-to-day management of the Fund by the manager which will impact the performance of the fund, e.g. Investment decisions undertaken by the manager as a result of an incorrect view of the market may adversely affect the performance of the fund.

Loan financing risk	This risk occurs when investors finance their investment. The inherent risk of investing with borrowed money includes investors being unable to service the loan repayments.
Specific risks of the Fund	
Stock specific risk	Prices of a particular stock may fluctuate in response to the circumstances affecting individual companies such as adverse financial performance, news of a possible merger or loss of key personnel of a company. Any adverse price movements of such stock will adversely affect the fund's NAV.
Country risk	Investments of the Fund in any countries may be affected by changes in the economic and political climate, restriction on currency repatriation or other developments in the law or regulations of the countries in which the Fund invests in. For example, deteriorating economic condition of such countries may adversely affect the Fund's NAV.
Currency risk	As the investments of the Fund may be denominated in currencies other than the base currency, any fluctuation in the exchange rate between the base currency and the currencies in which the investments are denominated may have an impact on the value of these investments. Any gains or losses arising from the fluctuation in the exchange rate may further increase or decrease the returns of the investment.
Credit and default risk	Credit risk relates to the creditworthiness of the securities issuers or counterparties and their expected ability to make timely payment of interest and/or principal. Default risk relates to the risk a securities issuer or counterparties either defaulting on payments or failing to make payments in a timely manner. If the risk materializes, the value of the fund could be adversely affected.
Interest rate risk	Interest rate risk refers to the impact of interest rate changes on the valuation of debt instruments. When interest rates rise, debt instruments prices generally decline and this may lower the market value of the fund's investment in debt instruments.
Risk of investing in emerging markets	Investment in emerging markets generally involves a higher degree of risk due to the greater possibility of political or economic instability and societal tensions. As such, you should be aware that investments in emerging markets may subject to higher price volatility and therefore will tend to have a higher investment risks that will affect the fund's growth.

Note: Please take note that if your investments are made through an IUTA via a nominee system of ownership, you would not be deemed to be a Unit holder under the Deed and as a result, you may not exercise all the rights ordinarily conferred to a Unit holder (e.g. the right to call for Unit holders' meetings and the right to vote at a Unit holders' meeting).

FEES & CHARGES

Application Fee	CWA	: Up to 6.50% of the NAV per unit
	IUTAs	: Up to 6.50% of the NAV per unit
Withdrawal Fee	Nil.	
Switching Fee	Switching is treated as a withdrawal from one (1) fund and an investment into another fund, you will be charged a Switching Fee equal to the difference (if any) between the Application Fees of these two (2) funds. In addition, we may impose a RM100 administrative fee for every switch made out of the Fund.	
Transfer Fee	A maximum of RM50.00 may be charged for each transfer.	
Management Fee	Up to 1.50% per annum of the NAV of the Fund.	
Trustee Fee	The rates used for the computation of the annual Trustee Fee are as follows:	
	Size of the Fund	% p.a. of NAV of the Fund
	First RM20 million	0.06
	Next RM20 million	0.05
	Next RM20 million	0.04
	Next RM20 million	0.03
	Next RM20 million	0.02
	Any amount in excess of RM100 million	0.01
Other charges payable directly by you when purchasing or redeeming the units	Any applicable bank charges and other bank fees incurred as a result of an investment or withdrawal will be borne by you.	
Expenses directly related to the Fund	Only expenses that are directly related to the Fund can be charged to the Fund. Examples of relevant expenses are audit fee and tax agent's fee.	

Note: All fees and charges are subject to any applicable taxes (including but not limited to GST) and/or duties as may be imposed by the government or other authorities (if any) from time to time. As a result of changes in any rule, regulation, directive, notice and/or law issued by the government or relevant authority, there may be additional cost to the fees, expenses, charges and/or taxes payable to and/or by the Fund or you as disclosed in the Product Highlights Sheet.

Despite the maximum Application Fee or Withdrawal Fee disclosed above, you may negotiate with us or our Distributors for lower fee or charges. However, you should note that we or our Distributors may, for any reason at any time, where applicable, accept or reject your request and without having to assign any reason, either generally (for all investors) or specifically (for any particular investor or a group of investors) without prior notice to you.

We may, for any reason at any time, where applicable, waive or reduce the amount of any fees (except the Trustee Fee) or other charges payable by you in respect of the Fund, either generally (for all investors) or specifically (for any particular investor or a group of investors) and for any period or periods of time at our absolute discretion.

TRANSACTION INFORMATION

Minimum initial investment[#]	Non-RSP	: RM500 or such other amount as we may decide from time to time.
	RSP	: RM500 or such other amount as we may decide from time to time.
Minimum additional investment	Non-RSP	: RM200 or such other amount as we may decide from time to time.
	RSP	: RM200 or such other amount as we may decide from time to time.
Minimum withdrawal	200 units or such other amount as we may decide from time to time.	
Minimum balance	250 units or such other amount as we may decide from time to time.	
Switching	Switching will be conducted based on the value of your investment in the Fund. The minimum amount for a switch is subject to: <ul style="list-style-type: none"> ▪ For switching out of the Fund: <ul style="list-style-type: none"> ○ the minimum withdrawal amount applicable to the Fund that you intend to switch out; ○ the minimum balance required for the Fund that you intend to switch out, unless you are withdrawing from the Fund in entirety; and ○ the Withdrawal Fee of the Fund that you intend to switch out (if any). ▪ For switching into the Fund: <ul style="list-style-type: none"> ○ the minimum initial investment amount or the minimum additional investment amount (as the case may be) applicable to the Fund that you intend to switched into; and ○ the Switching Fee applicable for the proposed switch (if any). 	
Transfer	Transfer of unit holdings is allowed but this is subject to conditions stipulated in the respective Deeds.	
Cooling off period	Six (6) Business Days from the date the application form is received and accepted by us or the Distributors from the first time investor. However, CIMB-Principal's staff and person(s) registered to deal in unit trust of CIMB-Principal or any Distributors are not entitled to the cooling-off right.	

[#] The minimum initial investment for the EPF-MIS shall be RM1,000 (or such other amount as may be determined by EPF) or as per the amount stated under the minimum initial investment column, whichever is higher. Please note that there may be changes to the status of the eligibility of the Fund under the EPF-MIS from time to time. Please refer to our website at <http://www.cimb-principal.com.my> or <http://www.kwsp.gov.my> for updated information.

Note: You may request for a lower amount or number of units when purchasing units (or additional units) or withdrawing units, which will be at our sole and absolute discretion. However, you should note that we may, for any reason at any time, where applicable, accept or reject your request to lower the amount or number of units and without having to assign any reason, either generally (for all investors) or specifically (for any particular investor or a group of investors) without prior notice to you. We may also, for any reason at any time, where applicable, reduce the minimum balance, either generally (for all investors) or specifically (for any particular investor or a group of investors) without prior notice to you. For increase in the amount or units for minimum withdrawal and minimum balance, we will require concurrence from the Trustee and you will be notified of such changes before implementation.

YOU SHOULD NOT MAKE PAYMENT IN CASH TO ANY INDIVIDUAL AGENT OR ISSUE A CHEQUE IN THE NAME OF AN INDIVIDUAL AGENT.

VALUATIONS

We will value the Fund for a Business Day on the next Business Day (T+1) by 4:00 p.m. This is to cater for the currency translation of the foreign securities/instruments to the Funds' base currency. Currently, the currency translation is based on the bid exchange rate quoted by Bloomberg or Reuters at UK time 4:00 p.m. on the same day (Malaysian time 11:00 p.m. or 12:00 a.m.), or such other time as stipulated in the IMS. The NAV per unit for a Business Day is available on our website at <http://www.cimb-principal.com.my> after 5:30 p.m. on the following Business Day (T+1).

Please refer to the "Unit Pricing" section of the Master Prospectus for more information.

AVENUES TO EXIT THIS INVESTMENT

To exit from this investment, you may withdraw from the Fund, switch out of the Fund or transfer your unit holdings to other investors. You may withdraw your investment at the NAV per unit of the Business Day.

Withdrawals can be made from the Fund by completing a withdrawal form and sending it to the relevant Distributor or our head office. There is no restriction on the frequency of withdrawals. The amount that you will receive is calculated by the withdrawal value less the

Withdrawal Fee, if any. You will be paid in RM within ten (10) calendar days. You will have to bear the applicable bank fees and charges, if any.

For more information on the withdrawals, switching, transfer facility and cooling-off period, please refer to the "Transaction Information" chapter of the Master Prospectus. For more information on the fees and charges incur when you exit from this investment, please refer to "Fees, Charges and Expenses" chapter of the Master Prospectus.

FUND PERFORMANCE

Average total return of the Fund

FYE: 31 August 2016 in %	1-Year	3-Year	5-Year	10-Year	Since inception
Fund	6.08	3.07	5.06	8.30	6.97

Note: All performance figures have been extracted from Lipper.

Annual total return of the Fund

FYE: 31 August 2016, in %	1-Year	2-Year	3-Year	4-Year	5-Year	6-Year	7-Year	8-Year	9-Year	10-Year	Since inception
Fund	6.08	(1.75)	9.49	16.17	27.99	41.10	64.80	80.98	66.25	121.99	313.41

Note: All performance figures have been extracted from Lipper.

Basis of calculation and assumptions made in calculating the returns

Percentage growth	=	$\frac{\text{NAV on that day} - \text{NAV of previous day}}{\text{NAV of previous day}}$	Average total return	=	$\frac{\text{Total returns of the years under review}}{\text{Number of years under review}}$
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Fund's performance against benchmark

FYE: 31 August 2016, in %	1-Year	3-Year	5-Year	10-Year	Since Inception
Fund	6.08	9.49	27.99	121.99	313.41
Benchmark	5.61	2.80	18.05	59.79	135.61

Note: All performance figures have been extracted from Lipper.

The Fund rose by 6.08% in the financial year under review, while the benchmark was up by a narrower 5.61%. On a 3-year and 5-year basis, the Fund appreciated by 9.49% and 27.99% respectively, which outperformed the benchmark return in both periods.

Portfolio Turnover Ratio ("PTR")

FYE: 31 August	2016	2015	2014
Fund	1.16	1.71	1.27

The Fund's PTR decreased from 1.71 times to 1.16 times due to lower trading activities during the financial year under review.

Distribution

FYE: 31 August		2016	2015	2014
Fund	Gross distribution per unit (Sen)	5.00	5.20	5.17
	Net distribution per unit (Sen)	5.00	5.20	5.06

Distribution was in the form of cash or reinvested into additional units in the Fund at the NAV per unit on the distribution date.

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

CONTACT FOR FURTHER INFORMATION / COMPLAINT

- (i) You may contact our Customer Care Centre at (03) 7718 3100. Our Customer Care Centre is available Mondays to Fridays (except on Selangor public holidays), from 8:30 a.m. to 5:30 p.m. (Malaysian time) or you can e-mail us at service@cimb-principal.com.my.
- (ii) Alternatively, you may also contact:
 - (a) Securities Industry Dispute Resolution Center (SIDREC):
 - via phone to : 03-2282 2280
 - via fax to : 03-2282 3855
 - via e-mail to : info@sidrec.com.my
 - via letter to : Securities Industry Dispute Resolution Center

- (b) SC's Investor Affairs & Complaints Department:
- via phone to Aduan Hotline at : 03-6204 8999
 - via fax to : 03-6204 8991
 - via e-mail to : aduan@seccom.com.my
 - via online complaint form available at www.sc.com.my
 - via letter to : Investor Affairs & Complaints Department
Securities Commission Malaysia
No 3 Persiaran Bukit Kiara, Bukit Kiara, 50490 Kuala Lumpur
- (c) FIMM's Complaints Bureau:
- via phone to : 03-2092 3800
 - via fax to : 03-2093 2700
 - via e-mail to : complaints@fimm.com.my
 - via online complaint form available at www.fimm.com.my
 - 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

Application Fee	- Preliminary charge on each investment.
Bursa Malaysia	- Bursa Malaysia Securities Berhad.
Business Day	- Mondays to Fridays when Bursa Malaysia is open for trading, and/or banks in Kuala Lumpur and/or Selangor are open for business.
CIMB-Principal or the Manager	- CIMB-Principal Asset Management Berhad.
CIS	- Refers to collective investment schemes as defines under the SC Guidelines.
CWA	- Refers to the unit trust consultants of CIMB-Principal.
Deeds	- The Master and any Supplemental Master Deed in respect of the Funds made between the Manager, the Trustee and the Unit holders of the Funds, agreeing to be bound by the provisions of the respective Deeds.
Distributors	- Any relevant persons and bodies appointed by CIMB-Principal from time to time who are responsible for selling units of the Fund.
EPF	- Employees' Provident Fund.
EPF-MIS	- EPF's Members Investment Scheme.
FBM 100	- FTSE Bursa Malaysia Top 100.
Fitch	- Fitch Ratings.
FTSE	- The Financial Times and the London Stock Exchange.
Fund	- CIMB-Principal Balanced Income Fund.
GST	- Refers to the tax levied on goods and services pursuant to the Goods and Services Tax Act 2014.
IUTAs	- Institutional Unit Trust Advisers.
Long-term	- Refers to a period of five (5) years or more.
Management Fee	- A percentage of the NAV of the Fund that is paid to the Manager for managing the portfolio of the Fund.
MARC	- Malaysian Rating Corporation Berhad.
Moody's	- Moody's Investors Service.
NAV	- Net Asset Value.
NAV of the Fund	- The NAV of the Fund is the value of all Fund's assets less the value of all the Fund's liabilities, at the point of valuation. For the purpose of computing the annual Management Fee (if any) and annual Trustee Fee (if any), the NAV of the Fund should be inclusive of the Management Fee and Trustee Fee for the relevant day.
NAV per unit	- The NAV of the Fund divided by the number of units in circulation, at the valuation point.
OTC	- Over-the-counter.
Product Highlights Sheet	- Refers to the disclosure document issued by the Manager that contains clear and concise information of the salient features of the Fund.
RAM	- RAM Rating Services Berhad.
RM or MYR	- Malaysian Ringgit.
S&P	- Standard & Poor's.
RSP	- Regular Savings Plan.
SC	- Securities Commission Malaysia.
SC Guidelines	- SC Guidelines on Unit Trust Funds as may be amended and/or updated from time to time.

Switching Fee	- A charge that may be levied when switching is done from one Fund to another.
Transfer Fee	- A percentage of the NAV of the Fund that is paid to the Trustee for its services rendered as trustee of the Fund.
Trustee Fee	- A fee that is paid to the Trustee for its services rendered as trustee for the Fund.
UK	- United Kingdom.
Unit holder	- The registered holder for the time being of a unit of the Fund including persons jointly so registered.
Withdrawal Fee	- A charge levied upon withdrawal under certain terms and conditions (if applicable).

Note: Unless the context otherwise requires,

- words importing the singular number should include the plural number and vice versa;
- reference to any rules, regulations, guidelines, standards, directives, notices, legislation or statutes in this Product Highlights Sheet shall be reference to those rules, regulations, guidelines, standards, directives, notices, legislations or statutes for the time being in force, as may be amended, varied, modified, updated, superseded and/or re-enacted, from time to time;
- time, day or date disclosed in this Product Highlights Sheet shall be a reference to that time, day or date in Malaysia; and
- reference to "days" in this Product Highlights Sheet will be taken to mean calendar days.

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