

Eastspring Asset Management (Thailand) Co., Ltd.

Information as of 30 DECEMBER 2024

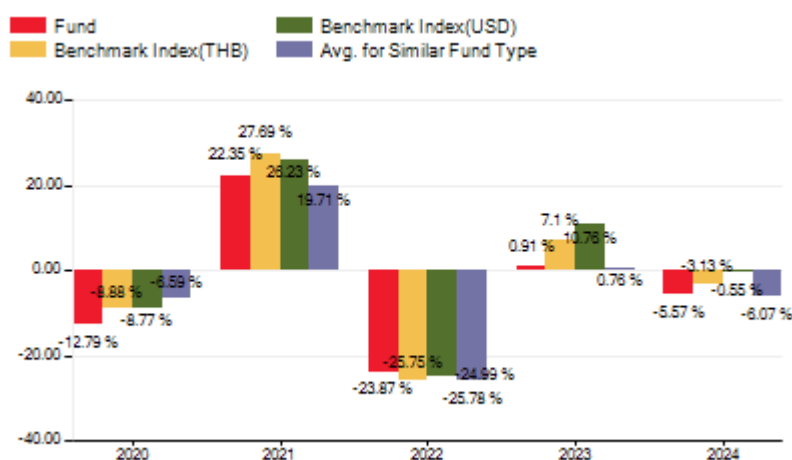
Fund Type / Group

- ▶ Alternative Investment Fund
- ▶ Feeder Fund
- ▶ Group Fund of Property fund - Foreign

Investment Policy and Strategy

- ▶ mainly invest in Brookfield Global Listed Real Estate UCITS Fund. The fund mainly invests in real estate investment trusts (REITs) and other related securities around the world and managed by Brookfield Investment Funds (UCITS) Public Limited Company.
- ▶ The fund's investment strategy: The fund is passive management/ the master fund is active management

Calendar year performance and benchmarks over the past five years (% per annum)



Past performance at specific periods (% per annum)

	YTD	3 Month	6 Month	1 Year
Fund	-5.57	-9.85	1.38	-5.52
Benchmark Index (THB)	-3.13	-10.13	2.22	-3.10
Benchmark Index (USD)	-0.55	-10.14	4.30	-0.54
Avg. for Similar Fund Type	-6.07	-8.01	-0.80	-6.07
Fund's Volatility	13.42	13.01	11.91	13.42
Benchmark's Volatility (THB)	14.05	13.41	12.37	14.05
Benchmark's Volatility (USD)	14.29	13.92	12.78	14.29

	3 Year	5 Year	10 Year	Since Inception
Fund	-10.14	-4.99	-	-2.78
Benchmark Index (THB)	-8.32	-2.16	-	0.17
Benchmark Index (USD)	-6.16	-0.99	-	1.41
Avg. for Similar Fund Type	-10.76	-4.52	-	-
Fund's Volatility	16.87	21.34	-	18.51
Benchmark's Volatility (THB)	17.34	21.57	-	18.72
Benchmark's Volatility (USD)	17.54	21.72	-	18.84

Risk Level									
Low	1	2	3	4	5	6	7	8	High
Description of Risks									
Invests in alternative investments, REITs/ infrastructure fund/ property fund/ private equity averaging at least 80% of NAV during the financial year.									

About the Fund

Fund Registration Date	22 NOV 2017
Unit Class Launch Date	-
Dividend Payment	No Including Dividend
Auto Redemption	-
Maturity	No

Fund Manager

Ms. Thiranuch Thampimukvatana (Since 22 JUL 2022)
Mr. Paripon Sriboon (Since 01 NOV 2023)

Benchmark :

1. FTSE EPRA/NAREIT Developed Total Return Index Net (USD) 100%

Remark : In USD adjusted by the cost of hedging against exchange rate risk to be equivalent to the value of the THB on the date of calculating returns, approximately 90%, and adjusted with the exchange rate to be equivalent to the value of the THB on the date of calculating returns, approximately 10%.

For past performance that less than 1 year, calculated based on the actual period.

Importance Notice :

- ▶ Investments in the mutual fund are not deposits
- ▶ The mutual fund's past performance does not guarantee future results.

Anti-Corruption: Under supervision by the parent company to comply with law

Rated by Morningstar ★★★

Full Prospectus



Investors may review details about liquidity management tools in the fund's full prospectus.

www.eastspring.co.th

Old name : TMB Global Property Fund (TMBGPROP)

New name : Eastspring Global Property Fund (ES-GPROP)

Change of fund name from 17 June 2024 onwards.

Purchase Units

Trading Days : every working day
 Trading Hours : 08:30 am -15:30 pm
 Min Initial Purchase : 1 Baht
 Min Subsequent Purchase : 1 Baht

Redeem Units

Trading Days : every working day
 Trading Hours : 08:30 am -15:30 pm
 Minimum Redemption : 1 Baht
 Min Balance Required : No
 Settlement Period : T+5

Analytic Data

Maximum Drawdown	-43.34%
Recovering Period	1 Year 3 Month
FX Hedging	90.72%
Turnover Ratio	17.22%
Sharpe Ratio	-0.69%

Remark : Currently and in normal conditions within 5 business days after the trading day

Fees to be charged to the fund (% of NAV per annum)

Fees	Not Exceeding	Actual
Management	2.1400	1.0700
Total Expenses*	2.5145	1.1824

Remark : Total Expenses in the fiscal year of 1 Nov 22 - 31 Oct 23 , Additional fees charged can be found in the prospectus.

Fees to be charged to unitholders (% of the investment unit value)

Fees	Not Exceeding	Actual
Purchase	1.50	1.00
Redeem	None	None
Switch-In	1.50	1.00
Switch-Out	None	None
Transfer	5 Baht per 1,000 Units	5 Baht per 1,000 Units

Remark: Additional fees charged can be found in the prospectus.

Portfolio Breakdown

Asset	% NAV
Property Fund	98.11
Savings Deposit	1.20
Forwards	0.95
Other Liabilities	-0.26

Top 5 Holdings

Asset	% NAV
Brookfield Global Listed	98.11
Real Estate UCITS Fund	

Invest over 20%

Fund Name : Brookfield Global Listed Real Estate UCITS Fund

ISIN code : IE00B3PPN902

Bloomberg code : BFREIUE ID EQUITY

GLOSSARY

Maximum Drawdown: the fund's largest percentage loss over the past 5 years (or since inception if the fund has been operating for less than 5 years) measured from peak NAV/unit to lowest NAV/unit during a decline. The Maximum Drawdown helps provide some indication of the risk of potential loss when investing in the fund.

Recovery Period: the time it takes to regain losses; this data provides information about how long it took to climb back from the largest loss to a former peak.

FX Hedging: the percentage of foreign investments that are hedged against foreign exchange risk.

Portfolio Turnover: illustrates how active the portfolio is traded during a particular period. This is calculated by dividing the value of total purchases in 1 year or the value of total sales in 1 year, whichever is lower, by the fund's average NAV over the same period being measured. A fund with a high Portfolio Turnover ratio denotes that its portfolio managers actively trades the securities in the portfolio; this incurs considerable trading costs which should be taken into consideration in comparison with the performance of fund to ascertain whether the active trading activity is well justified.

Sharpe Ratio: the ratio between excess return achieved by the fund compared to investment risks taken. It is determined from the difference between the fund's return and the Risk-Free Rate, compared to the fund's volatility (Standard Deviation). The Sharpe Ratio reflects the excess return the fund generates given its risk exposure. A fund with a higher Sharpe Ratio denotes a better-managed fund since it is able to generate a higher return over a similar risk exposure.

Alpha: excess return generated by the fund when compared to its benchmark index. A high Alpha figure illustrates that the fund is able to achieve a higher return than the benchmark due to the fund managers' ability to select good investments and appropriate timing.

Beta: magnitude and direction of the performance of securities in the portfolio relative to the market's return. A Beta lower than 1 denotes that the return of the securities in the portfolio is less sensitive to changes in the market's return. A Beta higher than 1 indicates that the return of the securities in the portfolio deviates by a larger magnitude in comparison to changes in the market's return.

Tracking Error: the fund's ability to replicate the performance of its benchmark index is measured as Tracking Error. A low figure shows that the fund can efficiently match the benchmark's movement and generate similar performance. A fund with a high tracking error will generally have average returns that deviate from the benchmark index.

Yield to Maturity: the return from investment in a fixed income instrument that is held until maturity. It is calculated from the stream of coupon payments to receive in the future plus the principal to be paid back, adjusted into present value terms. It indicates the overall return of a fixed income fund by summing the weighted average Yield to Maturity of each fixed income instrument in the portfolio. Since Yield to Maturity is expressed as a percentage per annum, it can be conveniently used to compare fixed income funds which will hold their debt securities until maturity and have similar investment policies.



Eastspring Asset Management (Thailand) Company Limited
9th FL., Mitrtown Office Tower, 944
Rama IV Rd., Wangmai, Pathumwan,
Bangkok 10330, Thailand

| Investment Advisory Center 1725 | Selling Agents Appointed |