

## Eastspring Property and Infrastructure Income Plus Flexible RMF (ES-PIPF RMF)

Eastspring Asset Management (Thailand) Co., Ltd.

Information as of 31 MARCH 2025

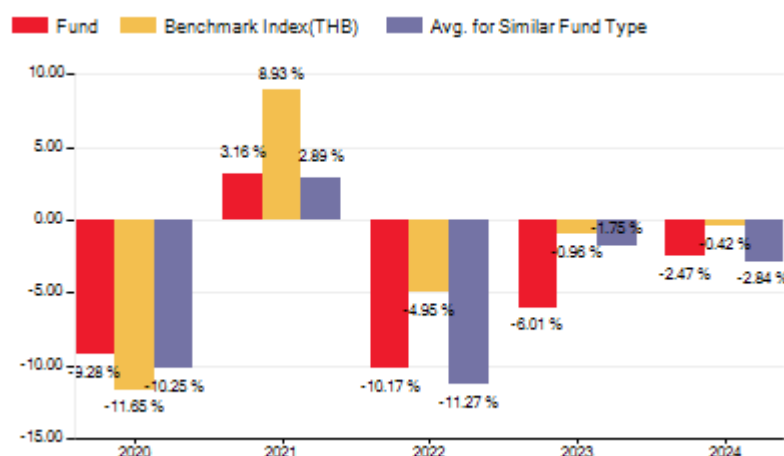
### Fund Type / Group

- Alternative Investment Fund
- Sector Fund
- Group Fund of Property fund - Thai and Foreign

### Investment Policy and Strategy

- This fund has a policy to invest in the following assets or instruments in the property sector and/or Infra Unit which are registered domestically and internationally. These would include investment units which are in the distributing process and IPO, not less than 80% on accounting-year average of its NAV of this fund.
- The fund's investment strategy : 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                         | 1.31 | 1.31    | -5.89   | 1.94   |
| Benchmark Index (THB)        | 1.16 | 1.16    | -4.91   | 2.83   |
| Avg. for Similar Fund Type   | 0.49 | 0.49    | -6.19   | -0.04  |
| Fund's Volatility            | 5.87 | 5.87    | 7.53    | 9.06   |
| Benchmark's Volatility (THB) | 5.47 | 5.47    | 6.95    | 8.53   |

|                              | 3 Year | 5 Year | 10 Year | Since Inception |
|------------------------------|--------|--------|---------|-----------------|
| Fund                         | -5.80  | -0.56  | 2.01    | 2.45            |
| Benchmark Index (THB)        | -1.79  | 2.98   | 4.42    | 4.23            |
| Avg. for Similar Fund Type   | -4.96  | -0.62  | 2.40    | -               |
| Fund's Volatility            | 9.32   | 10.21  | 9.93    | 9.65            |
| Benchmark's Volatility (THB) | 8.77   | 10.05  | 10.07   | 9.78            |

### Risk Level

Low 1 2 3 4 5 6 7 8 High

### Description of Risks

Invests in alternative investments such as REITs/ infrastructure fund/ property fund/ private equity, averaging at least 80% of NAV during the financial year.

### About the Fund

|                        |                       |
|------------------------|-----------------------|
| Fund Registration Date | 07 JUL 2014           |
| Unit Class Launch Date | -                     |
| Dividend Payment       | No Including Dividend |
| Auto Redemption        | -                     |
| Maturity               | No                    |

### Fund Manager

Ms. Darawan Prakaitip ( Since 18 MAY 2019 )

Ms. Kmonwan Chairakwattana ( Since 19 OCT 2022 )

### Benchmark :

- The FTSE Strait times REIT Total Return Index 50%  
Remark : Adjusted with the exchange rate to be equivalent to the THB as of the return calculation date.
- SET Property Fund & REITs Total Return Index 50%  
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](http://www.eastspring.co.th)

**Purchase Units**

Trading Days : every working day  
 Trading Hours : 08:30 am -14:30 pm  
 Min Initial Purchase : 1 Baht  
 Min Subsequent Purchase : 1 Baht

**Redeem Units**

Trading Days : every working day  
 Trading Hours : 08:30 am -14:30 pm  
 Minimum Redemption : 1 Baht  
 Min Balance Required : No  
 Settlement Period : T+5

Remark : Currently and in normal conditions within 5 business days after the sales order can be processed

**Analytic Data**

|                   |         |
|-------------------|---------|
| Maximum Drawdown  | -27.24% |
| Recovering Period | N/A     |
| FX Hedging        | 0.00%   |
| Turnover Ratio    | 20.84%  |
| Sharpe Ratio      | -0.80%  |
| Alpha             | -4.01%  |
| Beta              | 1.00    |

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

| Fees            | Not Exceeding | Actual |
|-----------------|---------------|--------|
| Management      | 2.1400        | 1.6068 |
| Total Expenses* | 2.5145        | 1.8037 |

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

**Breakdown of Top 5 Sectors Invested**

| Sector                                 | % NAV |
|--|-------|
| Equity Real Estate Investment          | 50.09 |
| Property Fund & REITs                  | 39.51 |
| Transportation & Logistics             | 3.87  |
| Information & Communication Technology | 3.12  |

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

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

Remark: Spread charged from unit holders who make this transaction (Spread will be transferred to or become the property of the fund in the whole amount to be used to pay for the fund's securities trading expenses) does not exceed 0.25%, the actual fee charged is 0.10%.

**Portfolio Breakdown**

| Asset                               | % NAV |
|-------------------------------------|-------|
| Real Estate Investment Trust (REIT) | 90.49 |
| Other Fund                          | 6.11  |
| Savings Deposit                     | 3.81  |
| Other Liabilities                   | -0.41 |

**Top 5 Holdings**

| Asset  | % NAV |
|--|-------|
| CapitaLand Ascendas REIT   | 9.25  |
| CapitaLand Integrated Commercial Trust                                 | 8.54  |
| Astra Future City Freehold and Leasehold Real Estate Investment Trust  | 8.50  |
| WHA Premium Growth Freehold and Leasehold Real Estate Investment Trust | 8.30  |
| FRASERS PROPERTY THAILAND INDUSTRIAL FREEHOLD & LEASEHOLD REIT         | 6.75  |

## 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.

The management company reserves the right to charge different fees for front-end fees and/or back-end fees and/or switching-fees investment units for each group of investors. The management company will exempt such fees for institutional investors who open investment unit trading accounts directly with the management company, including non-profit institutional investors established under the Securities and Exchange Act B.E. 2535, institutional investors established under the Social Security Act B.E. 2533, life and non-life insurance businesses, specialized banks, provident funds under the management of Eastspring Asset Management, investment unit accounts linked to life insurance policies or so-called life insurance policies linked to investment units (Unit-linked) of life insurance companies that Eastspring Asset Management has assigned to support the sale or repurchase.

In the event that the Management Company is unable to deliver funds to unitholders through the channels that the unitholders have requested, the Management Company reserves the right to transfer funds (deliver funds) to unitholders through other channels, such as transferring funds via the PromptPay system (citizen ID card number), etc., or any other methods that the Management Company deems appropriate, with the unitholders' interests as the main priority, so that unitholders receive the refunds to their rights.



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