SCB Asset Management

SCB Asset Management Co.,Ltd.

Factsheet

Information as of 31 August 2024

SCB GLOBAL PROPERTY

Individual/Group
SCBGPROPP

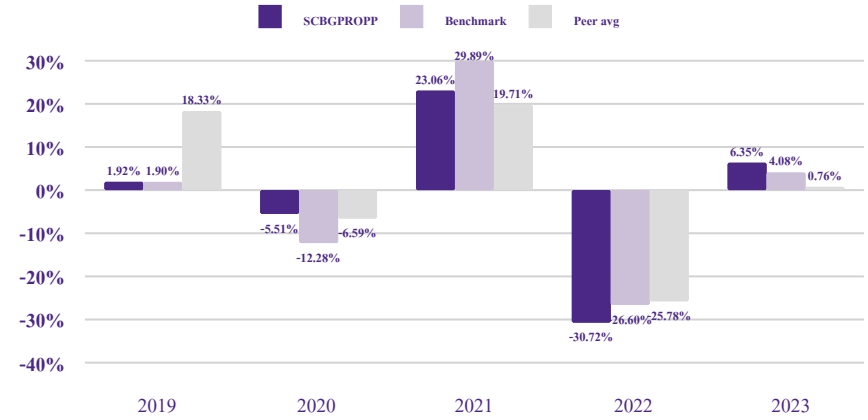
Fund Type / Peer Group

• Fund type: Equity Fund/Feeder Fund/Sector Fund/Fund that focuses on investing with foreign investment risk
• AIMC category: Fund of Property fund - Foreign

Investment Policy and Strategy

• The Fund is a feeder fund investing mainly in the investment units of BGF World Real Estate Securities (the Master Fund) Class D2 USD. The Master Fund seeks to maximise total return. The Master Fund invests globally at least 70% of its total assets in the equity securities of companies whose predominant economic activity is in the real estate sector. This may include residential and / or commercial real estate focused companies as well as real estate operating companies and real estate holding companies (for example, real estate investment trusts).
• Management company's name of the master fund: BlackRock Global Funds
• The Fund may consider investing in derivatives for purposes of enhancing the efficiency of portfolio management and/or hedging exchange rate risk which depends on fund manager's discretion.
• Fund's management strategy: The Fund has a passive management strategy aiming to achieve performance close to the Master Fund while the Master Fund has an active management strategy aiming to achieve performance higher than the benchmark.

Past Performance and Benchmark for the Past 5 Calendar Years (% p.a.)



Remark: In the year the Fund was registered, the performance will be shown from the date of registration of the Fund until the end of calendar year.

Pin-Back Performance

	YTD	3 Mths	6 Mths	1 Yr[1]	3 Yrs[1]	5 Yrs[1]	10 Yrs[1]	Since Inception[1]
SCBGPROPP	-4.96	9.01	4.99	1.31	-10.23	N/A	N/A	-3.66
Benchmark	7.54	8.70	9.87	13.89	-5.01	N/A	N/A	-0.94
Average in the same group[2]	1.81	6.90	6.49	5.46	-7.84	N/A	N/A	N/A
Portfolio SD	14.00	6.80	11.59	18.68	19.04	N/A	N/A	21.20
Benchmark SD	12.00	6.21	10.53	16.14	16.78	N/A	N/A	20.89

Remark: [1]% per year
[2]Average in the same group according to the AIMC category of mutual funds

Risk Spectrum

Low	1	2	3	4	5	6	7	8	High

7 : High Risk

Invest on average over a year no less than 80% of NAV in equity instruments of some specific sectors.

Fund Facts

Inception Date	4 October 2016
Share class launch date	3 September 2019
Dividend payment policy	No
Fund Maturity	None

Fund Manager

Mr.Vijak Na Chiengmai	9 April 2023
MissNarintra Tinnaratsakulchai	2 November 2021

Benchmark

FTSE EPRA/NAREIT Developed Index (Net) in USD 100% adjusted with the FX hedging cost during the time period of benchmark's return calculation to calculate return into Thai Baht (50%) and adjusted with the exchange rate to calculate return into Thai Baht (50%).

Notice

• Investment in mutual funds is not a money deposit.
• Past performance of the fund is not a guarantee for future performance.

Certified by the CAC (Thailand's Private Sector Collective Action)

Coalition Against Corruption: CAC

Prospectus

Investors can study liquidity risk management tools in the Prospectus.

www.scbam.com

Subscription

Subscription Date: Every trading day

Office Hours: From business opening time - 15.00 hrs.

Minimum Initial Subscription: 1 Baht

Minimum Subsequent Subscription: 1 Baht

Redemption

Redemption Date: Every trading day

Office Hours: From business opening time - 15.00 hrs.

Minimum Redemption: 1 Baht

Minimum Balance: 1 Baht

Period of Payment: T+3 (Settlement within 3 tradings day after redemption date)

(The Management Company reserves the right to change the settlement period, which will not exceed 6 business days from the redemption date.)

Remark: Initially, the Management Company only provides services to provident fund and/or private funds under the management of the Management Company.

Fees Collected from the Fund (%p.a. of NAV) (included of VAT)

Fees	Maximum not exceeding	Actual Charged
Management Fee	1.50	waived
Total Expense	2.14	0.13

Remark : - The Management Company may consider changing the actual charged fees to reflect its strategy or administrative costs.

Fees Collected from Unit holders (% of Trading Value) (included of VAT)

Fees	Maximum not exceeding	Actual Charged
Front-end fee	3.21	waived
Back-end fee	3.21	waived
Switch In fee	3.21	waived
Switch Out fee	3.21	waived
Transfer fee	Baht 10 per 1,000 units	Baht 10 per 1,000 units

Remark: - The Management Company may consider changing the actual charged fees to reflect its strategy or administrative costs.
- Brokerage Fees for trading securities upon purchasing/selling/switching investment units shall not exceed 0.75% of investment unit value (waived).

Asset Allocation

Asset	% NAV
UNIT TRUST	93.40
DERIVATIVE	4.17
CUSTODIAN BANK, TERM & SAVING DEPOSIT, CERTIFICATE OF DEPOSIT	1.58
OTHER ASSET	0.84

Top 5 Holdings

Securities	% NAV
BLACKROCK GLOBAL FUNDS - WORLD REAL ESTATE SECURITIES	93.40

Statistical data

Maximum Drawdown	-47.56%
Recovering Peroid	N/A
FX Hedging	86.01%
Portfolio Turnover	0.10
Sharpe ratio	-0.72
Alpha	-5.52%
Beta	0.91
Tracking Error	-

Top 5 Holdings of Master Fund

Securities	% NAV
EQUINIX REIT INC	5.83
PROLOGIS REIT INC	4.80
AVALONBAY COMMUNITIES REIT INC	3.88
EXTRA SPACE STORAGE REIT INC	3.69
WELLTOWER INC	3.16

Foreign Investment Allocation of Master Fund

Country	% NAV
UNITED STATES	64.56
JAPAN	9.51
HONG KONG	5.51
AUSTRALIA	4.43
UNITED KINGDOM	4.18

Sector Allocation of Master Fund

Sector	% NAV
Real Estate	83.73
Real Estate Management	13.85
Software & Services	0.70
Transport	0.51
Telecom	0.49

Remark: Master fund data, as of 31 August 2024

Investment in any fund more than 20% of NAV

Fund Name: **BLACKROCK GLOBAL FUNDS - WORLD REAL ESTATE SECURITIES**

ISIN code: **LU0842063264**

Bloomberg code: **BGWRED2 LX**

Definition

Maximum Drawdown refers to the highest percentage loss of the fund over the past 5 years (or since inception if the fund has been established for less than 5 years). It is calculated from the highest unit value to the lowest unit value during the period that the unit value is declining. The Maximum Drawdown is an indicator of the risk of loss from investing in the fund.

Recovering Period is used to give investors an idea of how long it will take from the time of maximum loss of the fund to the recovery of initial investment.

FX Hedging refers to the percentage of investments denominated in foreign currency that are hedged against exchange rate risk.

Portfolio Turnover Ratio (PTR) indicates the trading frequency of securities in the investment portfolio of the fund over a given period. It is calculated by taking the lower value between the total amount of new securities purchased and the total amount of securities sold over the past 1 year, divided by the average NAV of the same period. The fund with high PTR reflects frequent trading by the fund manager which leads to high trading costs. Investors should compare this data with the fund performance in order to evaluate the worthiness of such trading strategy.

Sharpe Ratio is the ratio between the excess return of the fund and the investment risk. It is calculated from the difference between the investment return of the fund and the risk-free rate of return divided of returns for the investment. The Sharpe Ratio reflects how much returns the fund will receive to offset the investment risk of the fund. The fund with a higher Sharpe Ratio means that ii is managed more efficiently because it generates higher excess returns given the same level of investment risk.

Alpha is the excess return of the fund relative to the return of its corresponding benchmark. A high alpha indicates that the fund generates higher return than its benchmark which is resulted from the efficiency of the fund manager in securities selection or determining the right timing for investment.

Beta is a measure of the returns of securities in the portfolio in relation to the market as a whole. A beta of less than 1 indicates that the returns of the fund's portfolio are less volatile than the overall market. On the other hand, a beta of greater than 1 indicates that the returns on the portfolio are more volatile than the market return.

Tracking Error The rate of return of the fund has the efficiency to replicate the corresponding benchmark. If the tracking error is low, it implies that the fund is able to generate similar returns to its benchmark efficiently. The fund with high tracking error will have an average rate of return that is more deviated from the benchmark.

Yield to Maturity (YTM) is the rate of return for investing in a debt instrument assuming that the investor holds the asset until its maturity date. It is calculated from the coupon payments to be earned by the investor over the remaining term of the instrument plus the face value due at maturity which are discounted to a present value. YTM is used to measure the rate of return of a fixed income fund which is based on the weighted average YTM of each debt instrument in the portfolio of the fund. As YTM is expressed as an annual percentage rate, it can be used for performance comparison among the fixed income funds with a 'buy and hold' investment strategy and similar investment characteristics.

SCB Asset Management Co.,Ltd.

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