

SCB Property and Infrastructure Flexible Fund

Individual/Group
SCBPINP

Fund Type / Peer Group

- Fund type: Alternative Fund/Cross Investing Fund/Fund of Funds/Fund that invests with both domestic and foreign investment exposure
- AIMC category: Fund of Property fund - Thai and Foreign

Investment Policy and Strategy

- The Fund invests in property investment units, infra investment units registered both domestically and internationally, including those being in the process of diversifying or launching an initial public offering, averaging in a fiscal year at least 80% of the NAV. The Fund may invest in overseas on average in a fiscal year not exceeding 79% of the NAV. The Fund may invest in investment units of mutual funds or property funds (Type 1) or REITs or infra funds under management of SCBAM not exceeding 100% of NAV.
- 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 aims to achieve performance higher than the benchmark (Active Management).

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.

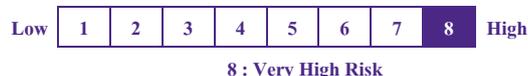
Pin-Back Performance

	YTD	3 Mths	6 Mths	1 Yr ¹	3 Yrs ¹	5 Yrs ¹	10 Yrs ¹	Since Inception ¹
SCBPINP	1.24	1.24	-5.28	2.45	-3.37	0.91	N/A	-3.50
Benchmark	1.05	1.05	-5.53	2.25	-5.14	-0.46	N/A	-5.59
Average in the same group ²	0.49	0.49	-6.19	-0.04	-4.96	-0.62	N/A	N/A
Portfolio SD	2.81	2.81	5.51	9.18	9.33	10.30	N/A	12.79
Benchmark SD	2.67	2.67	4.95	8.64	8.91	10.03	N/A	12.54

Remark: ¹ % per year

² Average in the same group according to the AIMC category of mutual funds

Risk Spectrum



Invest on average over a year no less than 80% of NAV in alternative assets such as REITs/infrastructure funds/property funds, etc.

Fund Facts

Inception Date	21 August 2018
Share class launch date	4 February 2020
Dividend payment policy	No
Fund Maturity	None

Fund Manager

Mrs.Wilai Chayangkasen	21 August 2018
Mr.Anutr Amranand	21 August 2018

Benchmark

(1) PF&REIT Total Return Index 50% (2) Bloomberg Singapore REIT Net Return Index 50% Item (2) adjusted with the FX hedging cost to calculate return into Thai Baht on investment date (80%) and adjusted with the exchange rate to compare with Thai Baht on return calculation date (20%). (Change of benchmark is effective from 1 April 2025 onwards.)

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

Morningstar Fund Rating

Overall Rating 4 : Property - Indirect Flexible : 31
March, 2025



Prospectus



Investors can study liquidity risk management
tools in the Prospectus.

www.scbam.com

Subscription		Redemption		Statistical data	
Subscription Date:	Every trading day	Redemption Date:	Every trading day	Maximum Drawdown	-22.56%
Office Hours:	From business opening time - 15.30 hrs.	Office Hours:	From business opening time - 15.30 hrs.	Recovering Period	N/A
Minimum Initial Subscription:	1 Baht	Minimum Redemption:	1 Baht	FX Hedging	52.66%
Minimum Subsequent Subscription:	1 Baht	Minimum Balance:	1 Baht	Portfolio Turnover	0.70
		Period of Payment:	T+4 (Settlement within 4 tradings day after redemption date)	Sharpe ratio	-
			(The Management Company reserves the right to change the settlement period, which will not exceed 7 business days from the redemption date.)	Alpha	-
				Beta	-
				Tracking Error	-

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	1.61	waived
Total Expense	2.14	0.11

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		Top 5 Holdings	
Asset	% NAV	Securities	% NAV
FOREIGN REIT, PROPERTY FUND	44.93	CAPITALAND INTEGRATED	9.97
LOCAL REIT, PROPERTY FUND	42.17	COMMERCIAL TRUST	
LOCAL INFRA FUND	6.81	WHA PREMIUM GROWTH	8.60
CUSTODIAN BANK, TERM & SAVING DEPOSIT, CERTIFICATE OF DEPOSIT	4.99	FREEHOLD AND LEASEHOLD	
OTHER ASSET	0.63	REAL ESTATE INVESTMENT TRUST	
DERIVATIVE	0.48	CAPITALAND ASCENDAS REIT	8.42
		MANAGEMENT LIMITED	
		FRASERS PROPERTY THAILAND	8.23
		INDUSTRIAL FREEHOLD & LEASEHOLD REIT	
		CPN RETAIL GROWTH	7.90
		LEASEHOLD REIT	

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 by the investment risk. 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 it 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.

Tel. : 0-2949-1500 , 0-2777-7777 website: www.scbam.com

Address : 7-8th Floor, SCB Park Plaza 1, 18 Ratchadapisek Road,

Chatuchak, Bangkok 10900 Thailand