

First Plus Asia Pacific Property REIT Capital Accumulation Class (FP APREIT-A)

Type of Fund / Category of Fund

- Alternative Investments Fund
- Fund of Funds/ sector fund
- AIMC Category : Fund of Property fund - Foreign

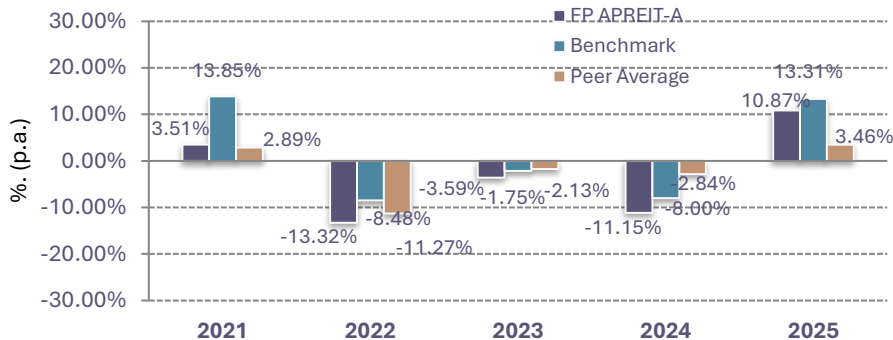
Investment Policy & Fund Strategy

- The Fund invests in units of collective investment schemes/REITs that are listed on Asia-Pacific stock exchanges on average at least 80% of NAV in any accounting period.
- The Fund may occasionally invest in derivatives contracts for the purpose of foreign exchange hedging or efficient portfolio management at the discretion of the fund manager.

Investment Strategy

- The Fund adopts an active investment management strategy aiming to outperform the reference benchmark. (Active Management).

Calendar Year performance (%) Annualized



Fund performance (%) Annualized*

	YTD	3 Mths	6 Mths	1 Y
FP APREIT-A	2.71	0.72	-1.20	9.79
Benchmark	3.72	1.75	1.06	11.62
Peer Group Average	6.17	4.45	5.74	9.90
Fund's Standard Deviation	10.50	11.38	10.60	9.82
Benchmark's Standard Deviation	9.47	10.12	9.45	8.72
	3 Ys	5 Ys	10 Ys	Since Inception
FP APREIT-A	-0.99	-3.10	N/A	-0.25
Benchmark	1.96	0.57	N/A	2.61
Peer Group Average	1.63	-2.92	N/A	
Fund's Standard Deviation	13.50	13.55	N/A	14.48
Benchmark's Standard Deviation	11.32	11.26	N/A	12.64

* The periods of 1 year and above are annualized.

Risk Level



8 : Very High Risk

Investing in alternative assets such as REITs & etc., on average no less than 80% of NAV in fund's

Fund Feature

Fund Launch Date	4 August 2017
Share Class Launch Date	4 August 2017
Dividend Policy	None
Fund Duration	Indefinite
FX Hedging	Dynamic hedging
Performance fee	None

Fund Manager

Name-Surname	Starting Date
Ho Yam Yeung (Richard)	13 May 2025
Pondpit Tengtrisorn	7 May 2026

Benchmark

100% of GPR 250 REIT Asia USD Index GTR is converted into Thai Baht-denominated on the date calculating returns of the Fund, effective from 1 May 2026 onward (previously: S&P Pan Asia Ex-Japan, AU, NZ REIT Index).

Disclaimer

- Investment in mutual funds is not a money deposit.
- Past performance is no guarantee of future results.
- The value of investment units may go down as well as up due to exchange rate fluctuation and investors may not get back their original investment.

Participation in Anti-Corruption: Certified by CAC

Morningstar rating: As of April 30, 2026, the fund received a 3-star Overall Morningstar Rating



Prospectus



Investors can study Liquidity Risk Management Tools from the Fund's prospectus.

<https://th.firstplus.com>

Subscription	Redemption
Subscription Date : Every dealing day	Redemption Date : Every dealing day
Opening Hours : During business hours until 3.30 p.m.	Opening Hours : During business hours until 3.30 p.m.
Minimum Initial Subscription : 1,000 Baht	Minimum Redemption : Not specified
Minimum Subsequent Subscription : Not specified	Minimum Account Balance : Not specified
	Settlement Period : 5 business days after the date of redemption (T+5) (NAV Announcement T+1)

Fees Chargeable to the Fund (% p.a. of NAV)

Fees	Maximum Rate	Actual
Management	1.6050	1.6050
Trailer fee : Yes		
Total Expenses	5.3500	1.9900

Such fees are inclusive of value added tax, specific business tax, and any other related taxes.

Fees Chargeable to the Unitholders (% of trading value)

Fees	Maximum Rate	Actual
Front-end Fee		
▪ For mutual fund units	1.50	1.50
▪ For Unit-Linked product	None	None
Back-end Fee		
▪ For mutual fund units	None	None
▪ For Unit-Linked product	None	None
Switching-in Fee	None	None
Switching-out Fee	None	None
Unit Transfer Fee	Not exceeding 200 Baht/transaction	Not exceeding 200 Baht/transaction

Such fees are inclusive of value added tax, specific business tax, and any other related taxes.

Remark:

¹ Switching of investment units incurs front-end fee (the Destination Fund) and back-end fee (the Source Fund) in accordance with the rates specified by the Management Company. In this regard, the Management Company reserves the right to waive such fees provided that it is the switching of investment units between classes of units under this Fund.

² The Management Company reserves the right to change the fees or expenses specified in the Fund Scheme not higher than 5% of the current rates within one accounting year.

Statistical Information

Maximum drawdown	-31.22%
Recovering Period	N/A
FX Hedging	14.66%
Portfolio Turnover Ratio	0.10
Sharpe ratio	-0.23
Alpha	-2.65
Beta	1.07
Tracking Error	-

Country Allocation

Country	%NAV
Singapore	65.40
Hong Kong	20.89
Australia	9.41
Malaysia	2.61

Sector Allocation

Securities Name	%NAV

Asset Allocation

Asset Name	%NAV
Unit Trust	98.16
Bank deposits	1.60
Other Assets & Liabilities	0.24

Top 5 Holdings

Asset Name	%NAV
Link REIT	16.34
Capitaland Integrated Commercial Trust	12.24
Capitaland Ascendas REIT	8.79
Frasers Centrepoint Trust	4.97
Keppel DC REIT	4.82

Other Information

The fund has amended the project details by terminating the appointment of the overseas investment management delegate (Outsource) for the fund, and the related fee will no longer be included in the annual management fee, effective from 1 May 2026 onward.

Definitions

Maximum Drawdown :	The maximum percentage of loss of a fund over the past 5 years (or since inception if the fund has been established for less than 5 years). It is measured from the highest value of the fund's NAV per unit to the lowest value during the period that the NAV per unit is depreciating. The Maximum drawdown is used to assess the risk of possible loss that could occur from investing in a fund.
Recovering Period :	A duration of time that let the investors know how long it will take for a fund to recover from a peak of loss to the original level of investment.
FX Hedging :	Percentage of foreign currency denominated assets in the investment portfolio that are hedged against foreign exchange risk.
Portfolio Turnover Ratio :	The trading frequency of assets in the investment portfolio during a certain period of time. It is calculated by taking either the total amount of new securities purchased or the number of securities sold (whichever is less) over a period of one year, divided by the average net asset value (NAV) of the fund over the corresponding period. A fund with high portfolio turnover indicates that the securities in the portfolio are frequently traded by the fund manager and hence high securities dealing cost. Therefore, investors must take into consideration the performance of the fund in order to determine the cost worthiness of such securities trading transactions.
Sharpe Ratio :	A ratio between the excess return of a fund and the risk of investment. The Sharpe ratio reveals the average investment return, minus the risk-free rate of return, divided by the standard deviation of returns for the fund. The Sharpe ratio reflects the extra return that should be received by the fund to compensate the amount of risk taken in investment. The fund with a higher Sharpe ratio is considered superior to other funds in terms of management efficiency since it provides higher excess return under the same risk level.
Alpha :	The excess return of a fund relative to the return of a benchmark index. A fund with high alpha indicates that it is able to beat the performance of its corresponding benchmark which is a result of the capabilities of the fund manager in selecting appropriate securities for investment or making investment in a timely manner.
Beta :	A measure of the degree and direction of volatility of the rate of return of assets in the investment portfolio of the fund compared to the changes in the overall market. A beta of less than 1.0 implies that the rate of return of the fund's assets is less volatile than that of the securities in the broader market whereas a beta of greater than 1.0 implies that the rate of return of the fund's assets is more volatile than that of the broader market.
Tracking Error :	An indication of how efficient the actual performance of the fund can replicate its corresponding benchmark. A low tracking error implies that the fund has the efficiency to generate a return on investment close to the benchmark return whereas the higher tracking error, the more divergence of the fund from its benchmark.

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