



Invest in prime commercial properties with Amanah Hartanah Bumiputera

Property investment with capital preservation



Amanah Hartanah Bumiputera (“the Fund”) is a Shariah-compliant unit trust fund that invests primarily in the beneficial ownership of commercial properties in prime locations in Malaysia with the aim of providing Bumiputera investors with a regular and consistent income stream while preserving their investment capital.

The Fund is available for subscription by Bumiputera investors at all authorised distributors in Malaysia.

Key Benefits



Invest in prime commercial properties

Affordable option for Bumiputera investors to invest in a range of properties such as office buildings, shopping malls, healthcare service centres and other buildings.



Regular income distribution

Payouts, if any, are on a semi-annual basis and the Fund aims to distribute returns above Maybank Islamic Berhad’s 12-month Islamic Fixed Deposit-i rate.



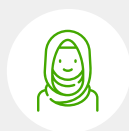
Low initial investment

Low investment entry level of RM100 (price fixed at RM1.00 per unit) with no entry fees, exit fees or redemption charges.



Easy investment access

Investments can be made via a wide nationwide distribution network.



Shariah Compliant

The Fund is certified as Shariah compliant and distributions are made net of Zakat.

Income Distribution History

Ex-Date	Income Distribution*	Ex-Date	Income Distribution*
30 September 2021	2.15 sen/Unit	30 September 2023**	0.25 sen/Unit
30 September 2021**	0.20 sen/Unit	31 March 2024	2.20 sen/Unit
31 March 2022	2.15 sen/Unit	31 March 2024**	0.30 sen/Unit
31 March 2022**	0.35 sen/Unit	30 September 2024	2.25 sen/Unit
30 September 2022	2.18 sen/ Unit	30 September 2024**	0.25 sen/Unit
30 September 2022**	0.32 sen/Unit	31 March 2025	2.05 sen/Unit
31 March 2023	2.20 sen/Unit	31 March 2025**	0.45 sen/Unit
31 March 2023**	0.30 sen/Unit	30 September 2025	2.10 sen/Unit
30 September 2023	2.25 sen/Unit	30 September 2025**	0.40 sen/Unit

*The Fund income distribution is net of tax and zakat. **Bonus distribution is only for the first 1,000,000 units held by each unit holder.

Source: PHB Asset Management Berhad.

Key Fund Data

Launch Date	29 November 2010						
Sponsor	Pelaburan Hartanah Berhad						
Price Per unit	The price of a unit is fixed at RM1.00						
Category / Type	Real estate backed assets / Income						
Investor Profile	<p>This Fund may appeal to investors who:</p> <ul style="list-style-type: none"> • have a long-term investment horizon • have low risk tolerance • seek capital preservation • seek regular income 						
Investment Objective	The Fund seeks to provide Unit Holders with a regular and consistent income stream whilst preserving Unit Holders' investment capital.						
Investment Strategy	<p>The Fund will seek to achieve its investment objective by investing primarily in the beneficial ownership of real estate in Malaysia acquired from the Sponsor or its affiliates in particular commercial properties including but not limited to office buildings, shopping complexes, commercial centres, logistics and industrial complexes.</p> <p>The Fund will also invest in Islamic money market instruments and hold cash to meet its liquidity requirements.</p>						
Asset Allocation	<table> <thead> <tr> <th>Investments</th><th>Limits</th></tr> </thead> <tbody> <tr> <td>Investment in beneficial ownership of real estate in Malaysia which are Shariah-compliant</td><td>34% to 100% of the Fund's Value of Fund ("VOF") may be invested in beneficial ownership of real estate in Malaysia</td></tr> <tr> <td>Cash and any other money market instruments which are Shariah compliant</td><td>0% to 66% of the Fund's VOF may be invested in cash and any other money market instruments which are Shariah compliant</td></tr> </tbody> </table>	Investments	Limits	Investment in beneficial ownership of real estate in Malaysia which are Shariah-compliant	34% to 100% of the Fund's Value of Fund ("VOF") may be invested in beneficial ownership of real estate in Malaysia	Cash and any other money market instruments which are Shariah compliant	0% to 66% of the Fund's VOF may be invested in cash and any other money market instruments which are Shariah compliant
Investments	Limits						
Investment in beneficial ownership of real estate in Malaysia which are Shariah-compliant	34% to 100% of the Fund's Value of Fund ("VOF") may be invested in beneficial ownership of real estate in Malaysia						
Cash and any other money market instruments which are Shariah compliant	0% to 66% of the Fund's VOF may be invested in cash and any other money market instruments which are Shariah compliant						
Distribution Policy	Distributions may be made from the income of the Fund at the election of the Manager in consultation with the Sponsor, on a semi-annual basis or at such other times as the Manager in its sole discretion may determine, subject to approval from the Trustee. Only Unit Holders whose names appear on the register of Unit Holders on the entitlement date are entitled to the distribution.						
Minimum Initial Investment	<p>The minimal initial investment is 100 Units* for individuals.</p> <p><i>Note*: or such other lower amount as determined by the Manager and recommended by the Sponsor from time to time.</i></p>						
Minimum Additional Investment	<p>The minimum additional investment Units is 50 Units* for individuals.</p> <p><i>Note*: or such other lower amount as determined by the Manager and recommended by the Sponsor from time to time.</i></p>						
Maximum Investment Limit	<p>1,000,000 Units per individual.</p> <p>The Manager has the discretion to vary the limit on investment by any individual.</p>						
Minimum Balance Requirement	<p>The minimum balance requirement is 100 Units for individuals.</p> <p>In the event a request to repurchase would result in individuals holding less than 100 Units, the Manager is entitled to repurchase all the remaining Units and to close the individual's account.</p>						

**Minimum Repurchasing/
Selling of Units**

The minimum repurchasing/selling of Units is 100 Units for individuals.

Performance Benchmark

12-month Islamic Fixed Deposit-i of Maybank Islamic Berhad. For details, go to www.phbam.com.my

**Sales and Repurchase
Charges**

Currently, the Manager does not impose any sales or repurchase charge whenever Unit Holders buy or sell the Units in the Fund.

Annual Management Fee

Up to a maximum of 1.00% per annum of the VOF, calculated and accrued daily, as may be agreed between the Trustee and the Manager.

Annual Trustee Fee

Up to 0.08% per annum of the VOF, subject to minimum of RM18,000 per annum.

Switching Fee

Not applicable as switching is not allowed.

Cooling-off Right

Cooling-off right is not applicable to the Fund as the price of the Unit is fixed at RM1.00.

VOF

The value of the Fund at cost, determined by deducting the value of the Fund's liabilities from the value of all the Fund's assets.

Sponsor Manager	<i>Pelaburan Hartanah Berhad 200601013065 (732816-U)</i> <i>PHB Asset Management Berhad. 201101004423 (93256-V)</i>
Distributors	<ul style="list-style-type: none"> • <i>Malayan Banking Berhad 196001000142 (3813-K)</i> • <i>AmBank (M) Berhad 196901000166 (8515-D)</i> • <i>AmBank Islamic Berhad 199401009897 (295576-U)</i> • <i>Bank Islam Malaysia Berhad 198301002944 (98127-X)</i> • <i>Bank Kerjasama Rakyat Malaysia Berhad 19597260000 (2192)</i>
Trustee	<i>AmanahRaya Trustees Berhad 200701008892 (766894-T)</i>



Visit your nearest Maybank, AmBank, Bank Islam or Bank Rakyat branch to subscribe. For more information about AHB Fund, contact our Client Servicing Team at +603 7734 0555 or visit www.phbam.com.my

Disclaimer : This brochure is a brief description of Amanah Hartanah Bumiputera ("Fund") and is not exhaustive. Investors are advised to request, read and understand the prospectus of the Fund before deciding to invest. The replacement prospectus dated 1 July 2024 for the Fund ("Prospectus") has been registered with Securities Commission Malaysia ("SC"), who takes no responsibility for its contents. A copy of the Prospectus can be obtained from the distributors. Investors are again advised to read and understand the content of the Prospectus before investing. Among others, investors should consider the fees and charges involved. The Fund is fixed price and distribution payable may go down as well as up. The past performance of the Fund should not be taken as indicative of its future performance.

SC's approval or authorization, or the registration, lodgement or submission of the Prospectus does not amount to nor indicate that the SC has recommend or endorsed the Fund or the advertisement nor reviewed this brochure.

Note : If there are any discrepancies between the English and Bahasa Malaysia versions of this brochure, the English version shall prevail.

All marketing material is subject to the latest practicable date.