# Krungsri Global Property Fund-I

Institutional Investor Class
KFGPROP-I

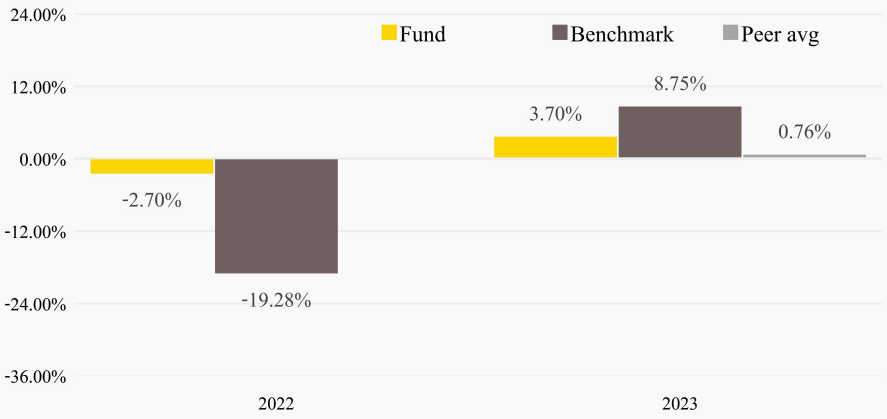
## Fund Type

- Mixed Fund/ Feeder Fund/ Sector Fund
- Fund investing primarily offshore with foreign investment related risks
- AIMC Category : Fund of Property fund - Foreign

## Investment Policy and Management Style

- The fund invests in Janus Henderson-Global Real Estate Equity Income Fund, Class I1q USD, the master fund, at least 80% of NAV in average of an accounting period.
- The master fund invests at least 80% of its NAV in equities of companies engaged in or related to the property industry, or which own significant property assets. This may include investments in companies involved in the real estate business or property development, including REITs.
- The management company of the master fund is Janus Capital International Ltd.
- The fund may invest in a forward contract to enhance efficiency portfolio management and hedge against risk from investment.
- The fund aims to track investment return of the Master Fund (Passive management/ Index tracking)
- The master fund aims to generate higher return than the benchmark (Active management)
- The exchange rate risk is hedged upon Fund manager's discretion.

## Calendar year performance




* For the year when the fund incepted, the calendar year performance is the cumulative return from an inception date to year end.

## Risk spectrum

Low risk | 1 | 2 | 3 | 4 | 5 | 6 | **7** | 8 | High risk

**High Risk**

**Investing in equity in particular sector on average no less than 80% of NAV in a fund's accounting year**

## Fund Information

| | |
|---|---|
| **Fund launch date** | **31 March 2016** |
| **Share class launch date** | **2 November 2021** |
| **Dividend policy** | **None** |
| **Fund duration** | **Indefinite** |

## Fund Manager

**Mr.Jaturun Sornvai (2 November 2021)**

**Mr.Chusak Ouypornchaisakul (2 November 2021)**

## Benchmark

The Master Fund's Performance: 100.00% adjusted with the exchange rate for conversion to Thai Baht as at the date on which return is calculated.

## Disclaimer

- Investment in mutual fund is not a deposit.
- Past performance is not guarantee of future results.

Krungsri Asset Management Co.,Ltd. is cerified by CAC.

Further information about Liquidity Risk Management tools investors can be sourced from Full prospectus.

Full Prospectus

www.krungsriasset.com

## Fund performance (%)

| | YTD | 3M | 6M | 1Y * |
|---|---|---|---|---|
| Fund return | 7.30 | 11.40 | 12.87 | 13.25 |
| Benchmark | 9.63 | 4.67 | 9.78 | 15.70 |
| Peer Group | 1.81 | 6.90 | 6.49 | 5.46 |
| Standard Deviation of Fund | 15.19 | 12.40 | 15.49 | 16.61 |
| Standard Deviation of Benchmark | 16.21 | 14.18 | 16.24 | 17.56 |

| | 3Y * | 5Y * | 10Y * | Since Inception ** |
|---|---|---|---|---|
| Fund return | N/A | N/A | N/A | 4.60 |
| Benchmark | N/A | N/A | N/A | 7.15 |
| Peer Group | N/A | N/A | N/A | N/A |
| Standard Deviation of Fund | N/A | N/A | N/A | 16.27 |
| Standard Deviation of Benchmark | N/A | N/A | N/A | 17.45 |

* All periods longer than one year are annualized.

** Fund performance is calculated since 25 November 2022

Peer Group fund category : Fund of Property fund - Foreign

## Statistical Information

| | |
|---|---|
| Maximum Drawdown | -22.50 % |
| Recovering Period | 10 Months 1 Day |
| FX Hedging | 92.75 % |
| Portfolio Turnover Ratio | 0.19 |
| Sharpe Ratio | 0.17 |
| Alpha | -2.55 % |
| Beta | N/A |

## Portfolio Breakdown (% NAV)

| | |
|---|---|
| Janus Henderson - Global Real Estate Equity Income Fund | 95.78 |
| Other Assets | 11.35 |
| Deposits and Fixed Income Instruments issued by Financial Institutions | 4.96 |
| Other Liabilities | -12.09 |

## Country Allocation (% NAV)

| | |
|---|---|
| North America | 72.83 |
| Asia/Pacific Ex Japan | 10.91 |
| Europe | 8.92 |
| Japan | 5.36 |

Master Fund information as of 31 July 2024

## Sector/Asset Allocation (% NAV)

| | |
|---|---|
| Real Estate | 95.50 |
| Cash Equivalents & Other | 1.98 |
| Consumer Discretionary | 1.80 |
| Information Technology | 0.38 |
| Communication Services | 0.34 |

Master Fund information as of 31 July 2024

## Subscription

**Period: Every fund's dealing day**

**Opening hours: 08:30 - 15:30**

**Minimum initial subscription: None**

**Minimum subsequent subscription: None**

## Redemption

**Period: Every fund's dealing day**

**Opening hours: 08:30 - 15:30**

**Minimum redemption: None**

**Minimum holding balance: None**

**Payment Period: Not exceed 6 working days after the execution day but in general practice, the payment date will be 4 working days after the execution day (T+4)**

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

| Fees | Not over | Actual |
|---|---|---|
| Management | 2.1400 | 0.8025 |
| Total | 4.6545 | 1.0110 |

**Remark**

The master fund rebates approximately 50% of its management fee to the feeder fund.

## Fees Charged to Unitholders (% of trading value)

| Fees | Not over | Actual |
|---|---|---|
| Subscription | Not exceeding 2.00 | Waived |
| Redemption | Not exceeding 2.00 | Waived |
| Switch - In | Not exceeding 2.00 | Waived |
| Switch - Out | Not exceeding 2.00 | Waived |
| Transfer | 10 Baht per 1,000 units | 10 Baht per 1,000 units |

**Remark**

- All above mentioned fees are inclusive of Value Added Tax or Specific Business Tax or other
- The Management Company reserves the right to waive the switching fee in the case of Switching transactions between classes of this fund.
- The management company, at its discretion, may adjust the actual fee charged in accordance with the strategy or operating expenses.
- The Management Company reserves the right to waive the transfer fee at its discretion.

## Top Five Holdings (% of NAV)

| Holding | % NAV |
|---|---|
| Realty Income Corp | 6.33 |
| Welltower Inc | 5.97 |
| Public Storage | 5.17 |
| Prologis Inc | 4.86 |
| Digital Realty Trust Inc | 4.11 |

Master Fund information as of 31 July 2024

## The Master Fund information (The master fund that the fund invests more than 20% of its NAV)

**Fund name : Janus Henderson-Global Real Estate Equity Income Fund, Class I1q USD**

**ISIN code : IE0033534888**

**Bloomberg code : JANREI1**

- The Management Company shall comply with the rules and regulations of the master fund which requires reporting of unitholding of 25 per cent or more of the total outstanding units of the fund to the authorized officer of the master fund and may also submit personal information of such unitholder, for example, a copy of National ID Card and/or a copy of Passport and/or request additional information or documents from unitholders later upon request of the master fund. In case a unitholder refuses to provide additional information or documents or has a conduct deemed to be and/or an offence under the law which results in the Management Company being unable to comply with the rules and regulations of the master fund, the Management Company shall reserve the right to suspend or cease provision of services and refund the investment amount equal to the value of the units to such unitholder. In such case, the Management Company's action shall be deemed agreed by the unitholder and the unitholder shall not use such action as ground for claim of damages against the Management Company.
- Investors can purchase unit linked insurance from this fund through the specified insurer. Purchase of unit-linked fund may be subject to certain restrictions and practice. Investors should study the policy details of the unit linked fund prior to making an investment decision.

**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.

**Yield to Maturity (YTM):** The rate of return earned from a debt instrument that is held by the investor until its maturity date. It is calculated from the total coupon payments to be received throughout the maturity of the instrument plus the principal repayments, converted into present discounted value. The YTM is used to measure the rate of return of a fixed income fund by weighting the average yield of each debt instrument in the portfolio. Since YTM is expressed as an annual percentage, it can be used for performance comparison between different fixed income funds with a held-to-maturity investment policy which have similar investment characteristics.

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