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# MAYBANK SINGAPORE REITS FUND

Annual Report  
For the financial year ended 31 July 2023

## **CORPORATE INFORMATION**

### **MANAGER**

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59000 Kuala Lumpur, Malaysia  
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### **TRUSTEE**

RHB Trustees Berhad (200201005356) (573019-U)  
Level 11 Tower Three  
RHB Centre  
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50450 Kuala Lumpur  
Tel No: +603 9280 5933  
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### **INVESTMENT ADVISER**

Maybank Asset Management Singapore Pte Ltd (200812589K)  
2 Battery Road  
08-01 Maybank Tower  
049907 Singapore  
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## **MAYBANK SINGAPORE REITS FUND**

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## MAYBANK SINGAPORE REITS FUND

### Manager's report

For the financial year ended 31 July 2023

#### A. Fund Information

**1. Name of Fund**

Maybank Singapore REITs Fund (the "Fund")

**2. Type of Fund**

Income

**3. Category of Fund**

Fund-of Funds

**4. Duration of Fund**

The Fund is an open-ended fund.

**5. Fund launch date/ Commencement date**

Class	Launch Date	Commencement Date
MYR	13 September 2018	4 October 2018
MYR (Hedged)	13 September 2018	4 October 2018
SGD	13 September 2018	4 October 2018

**6. Fund's investment objectives**

The Fund aims to provide income through investments in a portfolio of Singapore Real Estate Investment Trusts ("SREITs") listed on the Singapore stock exchange.

**7. Fund distribution policy**

Subject to availability of income, distribution will be made on a semi-annual basis. The source of income, if any, for the purpose of distribution shall be derived from the realised income and/ or gain.

**8. Fund's performance benchmark**

Absolute return of 5% per annum (Singapore Dollar ("SGD")).

**9. The Fund's investment policy and principal investment strategy**

The Fund seeks to achieve its investment objective by investing a minimum of 70% of the Fund's NAV into a basket of listed SREITs, maximum of 30% of its NAV in liquid assets (not limited to fixed deposits and money market instruments), and a maximum of 20% of its NAV in real estate investment trusts ("REITs") which are listed on any other stock exchanges.

**10. Net income distribution for the financial year ended 31 July 2023**

The Fund distributed a net income of SGD 225,807 from MYR Class, SGD 346,589 from MYR (Hedged) Class and SGD 114,302 from SGD Class to unitholders for the financial year ended 31 July 2023.

## MAYBANK SINGAPORE REITS FUND

### Manager's report

For the financial year ended 31 July 2023 (cont'd)

#### A. Fund Information (cont'd)

##### 10. Net income distribution for the financial year ended 31 July 2023 (cont'd)

Below are the details of the distributions declared and the impact of the distributions to the Fund's NAV:

Ex-date	Before distribution	After distribution	Gross/ Net distribution per unit	Changes %
<u>MYR Class (Ringgit Malaysia ("RM") sen)</u>				
27 October 2022	0.9393	0.9293	1.00	(1.06)
<u>MYR (Hedged) Class (RM sen)</u>				
27 October 2022	0.8816	0.8716	1.00	(1.13)
<u>SGD Class (SGD cent)</u>				
27 October 2022	0.8496	0.8396	1.00	(1.18)

#### B. Performance Review

##### 1. Key performance data of the Fund

Category	2023	2022	2021
<b>Portfolio Composition (%)</b>			
Singapore Dollar ("SGD")	89.43	85.37	84.07
United States Dollar ("USD")	1.25	6.71	7.16
Cash and other net assets	9.32	7.92	8.77
	100.00	100.00	100.00
<u>MYR Class</u>			
NAV (SGD'000)	23,252	23,226	19,914
NAV (RM'000)	78,942	74,770	62,094
Units in circulation (units'000)	79,728	72,123	55,827
NAV per unit	RM 0.9903	RM 1.0368	RM 1.1123
Highest NAV per unit	RM 1.0609	RM 1.1181	RM 1.1384
Lowest NAV per unit	RM 0.8837	RM 0.9856	RM 1.0827
Annual return (%) <sup>(1)</sup>			
- Capital growth (%)	(4.51)	(6.77)	1.74
- Income distribution (%)	1.08	3.52	5.13
Total return (%)	(3.49)	(3.49)	6.96
Distribution date (ex-dates)	Refer to Note 15 of the financial statements		
Net distributions (in Fund currency)	225,807	722,610	969,987
Net distributions (in Class currency)	757,743	2,287,321	2,996,293
Gross/ Net distribution per unit (RM sen)	1.00	3.54	5.59

## MAYBANK SINGAPORE REITS FUND

### Manager's report

For the financial year ended 31 July 2023 (cont'd)

### B. Performance Review (cont'd)

#### 1. Key performance data of the Fund (cont'd)

Category	2023	2022	2021
<u>MYR (Hedged) Class</u>			
NAV (SGD'000)	29,867	36,412	36,842
NAV (RM'000)	101,423	117,233	114,882
Units in circulation (units'000)	112,206	115,889	104,163
NAV per unit	RM 0.9038	RM 1.0116	RM 1.1029
Highest NAV per unit	RM 1.0258	RM 1.1064	RM 1.1550
Lowest NAV per unit	RM 0.8352	RM 0.9894	RM 1.0822
Annual return (%) <sup>(1)</sup>			
- Capital growth (%)	(10.65)	(8.28)	1.43
- Income distribution (%)	1.15	3.55	5.13
Total return (%)	(9.62)	(5.02)	6.64
Distribution date (ex-dates)	Refer to Note 15 of the financial statements		
Net distributions (in Fund currency)	346,589	1,185,539	2,034,015
Net distributions (in Class currency)	1,163,051	3,751,748	6,275,791
Gross/ Net distribution per unit (RM sen)	1.00	3.54	5.59
<u>SGD Class</u>			
NAV (SGD'000)	10,226	10,271	9,202
Units in circulation (units'000)	11,585	10,534	8,517
NAV per unit	SGD 0.8827	SGD 0.9750	SGD 1.0805
Highest NAV per unit	SGD 0.9887	SGD 1.0836	SGD 1.1384
Lowest NAV per unit	SGD 0.8042	SGD 0.9565	SGD 1.0604
Annual return (%) <sup>(1)</sup>			
- Capital growth (%)	(9.48)	(9.75)	0.45
- Income distribution (%)	1.19	3.67	5.22
Total return (%)	(8.40)	(6.44)	5.69
Distribution date (ex-dates)	Refer to Note 15 of the financial statements		
Net distributions (in Class currency)	SGD 114,302	332,186	443,449
Gross/ Net distribution per unit (SGD cent)	1.00	3.54	5.59
Total Expense Ratio ("TER") (%) <sup>(2)</sup>	1.28	1.25	1.46
Portfolio Turnover Ratio ("PTR") (times) <sup>(3)</sup>	0.41	0.56	1.64

*Investors are reminded that past performance of the Fund is not necessarily an indicative of its future performance and that unit prices and investment returns may fluctuate.*

#### Note:

- (1) Actual return of the Fund for the financial year is computed based on the daily average NAV per unit, net of Manager's and Trustee's fees.
- (2) The Fund's TER increased to 1.28% due to the increase in administrative expenses incurred during the current financial year.
- (3) The Fund's PTR decreased to 0.41 times due to decrease in investing activities during the current financial year.

## MAYBANK SINGAPORE REITS FUND

### Manager's report

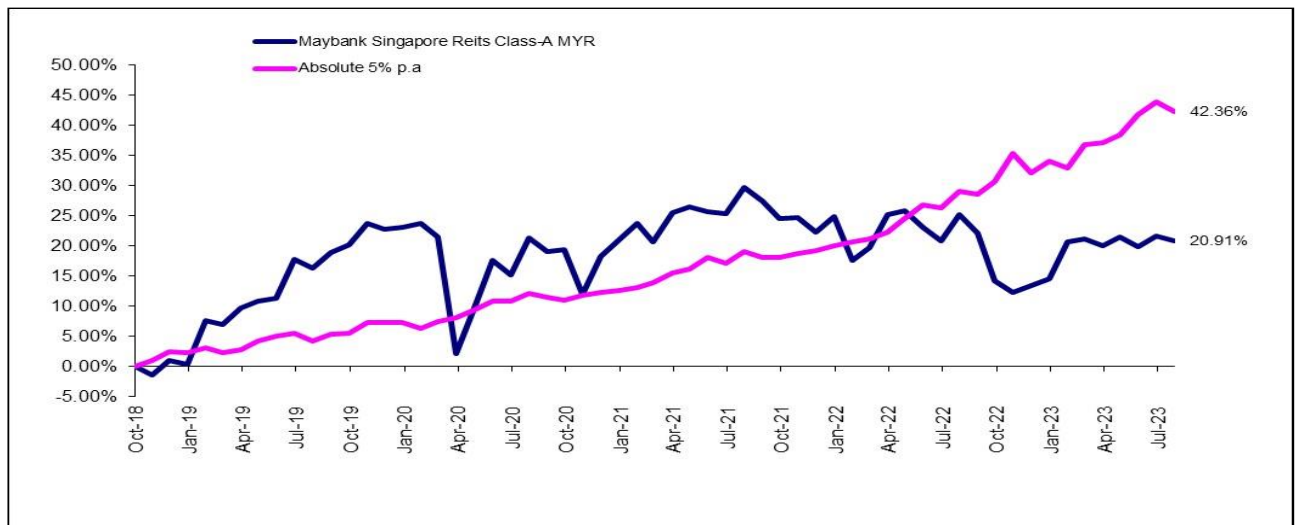
For the financial year ended 31 July 2023 (cont'd)

### B. Performance Review (cont'd)

#### 2. Performance of the Fund up to 31 July 2023

##### MYR Class

Category	1 year to 31.07.2023 %	3 years to 31.07.2023 %	Since inception to 31.07.2023 %
Capital growth	(4.51)	(9.43)	(0.98)
Income distribution	1.08	10.00	22.11
Total return of the Fund	(3.49)	(0.37)	20.91
Benchmark	10.27	26.88	42.36
Average total return	(3.49)	(0.12)	3.97



Source: Lipper, 31 July 2023.

##### MYR (Hedged) Class

Category	1 year to 31.07.2023 %	3 years to 31.07.2023 %	Since inception to 31.07.2023 %
Capital growth	(10.65)	(16.87)	(9.61)
Income distribution	1.15	10.12	22.17
Total return of the Fund	(9.62)	(8.46)	10.43
Benchmark	5.00	15.76	26.54
Average total return	(9.62)	(2.90)	2.05

## MAYBANK SINGAPORE REITS FUND

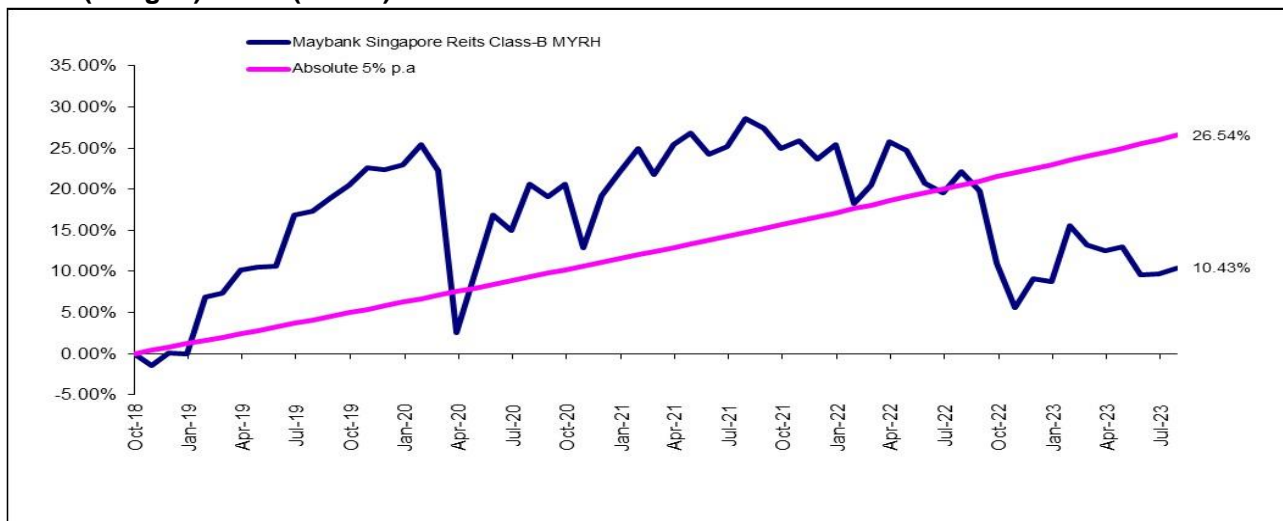
### Manager's report

For the financial year ended 31 July 2023 (cont'd)

### B. Performance Review (cont'd)

#### 2. Performance of the Fund up to 31 July 2023 (cont'd)

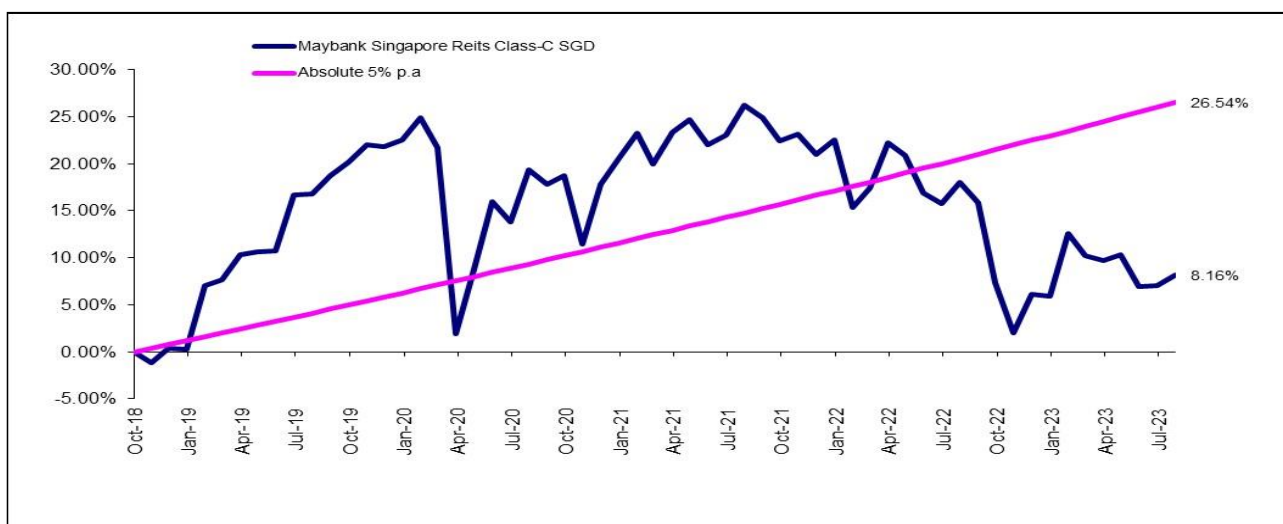
##### MYR (Hedged) Class (cont'd)



Source: Lipper, 31 July 2023.

##### SGD Class

Category	1 year to 31.07.2023 %	3 years to 31.07.2023 %	Since inception to 31.07.2023 %
Capital growth	(9.48)	(17.94)	(11.73)
Income distribution	1.19	10.38	22.54
Total return of the Fund	(8.40)	(9.42)	8.16
Benchmark	5.00	15.76	26.54
Average total return	(8.40)	(3.24)	1.62



Source: Lipper, 31 July 2023.



## MAYBANK SINGAPORE REITS FUND

### Manager's report

For the financial year ended 31 July 2023 (cont'd)

#### B. Performance Review (cont'd)

##### 2. Performance of the Fund up to 31 July 2023 (cont'd)

For the year under review from 1 August 2022 till 31 July 2023, the total return of Fund - Class A (MYR) was -3.49% underperforming the absolute benchmark of 10.27%. Class B (MYR hedged) and Class C (SGD) were down by -9.62% and -8.40% respectively both underperforming the benchmark of 5.00%.

##### Has the Fund met its objective?

The Fund did not meet its objective for the year under review. The main reason for the underperformance was due to the multiple United States Federal Reserve ("US Fed") rate hikes and raising interest rate environment which affected REITs investment and sentiment during the year under review.

##### 3. Annual total return of the Share Class

For the financial year ended	2023	2022	2021	2020	2019
MYR Class	(3.49)	(3.49)	6.96	4.29	16.37
MYR (Hedged) Class	(9.62)	(5.02)	6.64	2.84	17.30
SGD Class	(8.40)	(6.44)	5.69	2.22	16.82

##### 4. Basis of calculation made in calculating the returns

The performance figures are a comparison of the growth/ decline in NAV after taking into account all the distributions payable (if any) during the stipulated period.

An illustration of the above would be as follows:

Capital return	=	(NAV per unit end/ NAV per unit begin) - 1
Income return	=	Income distribution per unit/ NAV per unit ex-date
Total return	=	(1+Capital return) x (1+Income return) - 1

#### C. Market Review

The SREITs market dropped -2.9% in August 2022, impacted by a rise in Singapore and United States ("US") bond yields on the back of a more hawkish US Fed. The SREITs market dropped -7.3% in September 2022, impacted by higher than expected inflation data and a rise in US bond yields on the back of a more hawkish Fed. The SREITs market declined -3.8% in October 2022, weighed down by the -22 basis point ("bps") increase in the US 10 year bond yield.

The SREITs market increased by 5.98% in November 2022 on prospects of peaking US inflation and a fall in the US 10 year bond yields. The SREITs market fell -1.1% in December 2022, hit by profit-taking after rising 6.0% in November 2022. The SREITs market rose 6.7% in January 2023 on the back of falling bond yields and optimism of uplift from China reopening and declining inflation.

The SREITs market fell -2.0% in February 2023 on the back of rising bond yields as US economic data was stronger than expected. In March 2023, the SREITs market fell -0.3% as concerns over stress in the US commercial real estate market raised concerns of a similar occurrence in Asia. In April 2023, the SREITs market rose 0.7%, benefiting from a fall in bond yields.

## **MAYBANK SINGAPORE REITS FUND**

### **Manager's report**

**For the financial year ended 31 July 2023 (cont'd)**

#### **C. Market Review (cont'd)**

In May 2023, the SREITs market fell -3.1% on worries of China's slower than expected growth trajectory and the US Treasury ("UST")'s potential default if their debt ceiling was not raised in time. The SREITs market fell -0.1% in June 2023 as the markets moved to price in another two potential interest rate hikes by the US Fed of 25 bps each, bringing the US Fed Funds rate to 5.5% by end 2023.

The SREITs market increased 2.1% in July 2023 as US inflation data was weaker than expected, fueling hopes that the US Fed rate hike cycle was nearing the end.

#### **D. Market Outlook & Strategy**

In terms of market outlook, the recent results seasons has been disappointing with 8 out of 14 companies missing consensus expectations as the increase in interest costs outweighed the rental uplift. However, we think that the disappointing earnings reports have been fully priced in. In fact, most SREITs share prices actually rose during the month as investors looked forward to the end of the interest rate hiking cycle. When interest rates start to decline, we can expect SREITs to show distribution per unit ("DPU") growth again as their interest costs decrease, and this will also highlight recent improvements in rental growth.

While property assets may remain under pressure from high interest rates, we expect Singapore to fare relatively better due to supply chain realignment resulting in net inflows of human and financial capital. As the interest rate cycle starts nears the end, we are also looking for opportunities to buy into SREITs that are showing attractive valuations.

#### **E. Soft Commissions and Rebates**

The Manager and its delegates will not retain any form of soft commissions and rebates from or otherwise share in any commission with any broker in consideration for directing dealings in the investments of the Fund unless the soft commissions received are retained in the form of goods and services such as financial wire services and stock quotations system incidental to investment management of the Fund. All dealings with brokers are executed on best available terms.

During the financial year under review, the Manager and its delegates did not receive any rebates from the brokers or dealers but have retained soft commissions in the form of goods and services such as research materials and advisory services that assist in decision making process relating to the investment of the Fund (i.e. research materials data and quotation services, computer hardware and software incidental to the investment management of the Fund and investment advisory services) which were of demonstrable benefits to the unitholders.

## **TRUSTEE'S REPORT**

### **TO THE UNITHOLDERS OF MAYBANK SINGAPORE REITS FUND FOR THE FINANCIAL YEAR ENDED 31 JULY 2023**

We have acted as Trustee of Maybank Singapore REITs Fund ("the Fund") for the financial year ended 31 July 2023 and we hereby confirm to the best of our knowledge, after having made all reasonable enquiries, Maybank Asset Management Sdn Bhd ("the Manager") has operated and managed the Fund during the year covered by these financial statements in accordance with the following:

- (a) Limitations imposed on the investment powers of the Manager under the Deeds, securities laws and the Guidelines on Unit Trust Funds;
- (b) Valuation and pricing is carried out in accordance with the Deeds; and
- (c) Any creation and cancellation of units are carried out in accordance with the Deeds and any regulatory requirements.

We are of the opinion that the distribution of income by the Fund is appropriate and does reflect the investment objective of the Fund.

For and on behalf of  
**RHB TRUSTEES BERHAD**  
[Company No.:200201005356 (573019-U)]

**WONG CHOOI YIN**  
Assistant Vice President

**LIM BEE FANG**  
Assistant Vice President

Kuala Lumpur, Malaysia  
19 September 2023

**STATEMENT BY MANAGER**

**TO THE UNITHOLDERS OF  
MAYBANK SINGAPORE REITS FUND  
FOR THE FINANCIAL YEAR ENDED 31 JULY 2023**

We, Dr Hasnita Binti Dato' Hashim and Ahmed Muzni Bin Mohamed, being two of the Directors of Maybank Asset Management Sdn Bhd (the "Manager") do hereby state that, in the opinion of the Manager, the accompanying financial statements are drawn up in accordance with Malaysian Financial Reporting Standards and International Financial Reporting Standards so as to give a true and fair view of the financial position of Maybank Singapore REITs Fund as at 31 July 2023 and of its results, changes in net assets attributable to unitholders and cash flows for the financial year ended 31 July 2023 and comply with the requirements of the Deeds.

For and on behalf of the Manager

**Dr Hasnita Binti Dato' Hashim**  
Chairman

**Ahmed Muzni Bin Mohamed**  
Director

Kuala Lumpur, Malaysia  
19 September 2023

# **Independent auditors' report to the Unitholders of Maybank Singapore REITs Fund**

## **Report on the audit of the financial statements**

### *Opinion*

We have audited the financial statements of Maybank Singapore REITs Fund (the "Fund"), which comprise the statement of financial position as at 31 July 2023 of the Fund, and statement of comprehensive income, statement of changes in net assets attributable to unitholders and the statement of cash flows of the Fund for the year ended 31 July 2023, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information, as set out on pages 7 to 41.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Fund as at 31 July 2023, and of its financial performance and cash flows for the year then ended in accordance with Malaysian Financial Reporting Standards and International Financial Reporting Standards.

### *Basis for opinion*

We conducted our audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing. Our responsibilities under those standards are further described in the *Auditors' responsibilities for the audit of the financial statements* section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### *Independence and other ethical responsibilities*

We are independent of the Fund in accordance with the By-Laws (on Professional Ethics, Conduct and Practice) of the Malaysian Institute of Accountants ("By-Laws") and the International Code of Ethics for Professional Accountants (including International Independence Standards) ("IESBA Code"), and we have fulfilled our other ethical responsibilities in accordance with the By-Laws and the IESBA Code.

### *Information other than the financial statements and auditors' report thereon*

The Manager of the Fund ("the Manager") is responsible for the other information. The other information comprises the information included in the annual report of the Fund, but does not include the financial statements of the Fund and our auditors' report.

Our opinion on the financial statements of the Fund does not cover the other information and we do not express any form of assurance conclusion thereon.

## **Independent auditors' report to the Unitholders of Maybank Singapore REITs Fund (cont'd)**

### *Information other than the financial statements and auditors' report thereon (cont'd)*

In connection with our audit of the financial statements of the Fund, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements of the Fund or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### *Responsibilities of the Manager and Trustee for the financial statements*

The Manager is responsible for the preparation of financial statements of the Fund that give a true and fair view in accordance with Malaysian Financial Reporting Standards and International Financial Reporting Standards. The Manager is also responsible for such internal control as the Manager determines is necessary to enable the preparation of financial statements of the Fund that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements of the Fund, the Manager is responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Manager either intends to liquidate the Fund or to cease operations, or have no realistic alternative but to do so.

The Trustee is responsible for overseeing the Fund's financial reporting process. The Trustee is also responsible for ensuring that the Manager maintains proper accounting and other records as are necessary to enable true and fair presentation of these financial statements.

### *Auditors' responsibilities for the audit of the financial statements*

Our objectives are to obtain reasonable assurance about whether the financial statements of the Fund as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with approved standards on auditing in Malaysia and International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

## **Independent auditors' report to the Unitholders of Maybank Singapore REITs Fund (cont'd)**

### *Auditors' responsibilities for the audit of the financial statements (cont'd)*

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements of the Fund, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Manager.
- Conclude on the appropriateness of the Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements of the Fund or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements of the Fund, including the disclosures, and whether the financial statements of the Fund represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the Manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

**Independent auditors' report to the Unitholders of  
Maybank Singapore REITs Fund (cont'd)**

**Other matters**

This report is made solely to the Unitholders of the Fund, as a body, in accordance with the Guidelines on Unit Trust Funds issued by the Securities Commission Malaysia and for no other purpose. We do not assume responsibility to any other person for the content of this report.

Ernst & Young PLT  
202006000003 (LLP0022760-LCA) & AF 0039  
Chartered Accountants

Yeo Beng Yean  
03013/10/2024 J  
Chartered Accountant

Kuala Lumpur, Malaysia  
19 September 2023



**MAYBANK SINGAPORE REITS FUND**

**STATEMENT OF COMPREHENSIVE INCOME  
FOR FINANCIAL YEAR ENDED 31 JULY 2023**

		<b>2023</b>	<b>2022</b>
		<b>SGD</b>	<b>SGD</b>
<b>INVESTMENT LOSS</b>			
Dividend income		3,881,217	2,921,824
Profit/ Interest income		95,624	64,082
Net loss on financial assets at fair value through profit or loss ("FVTPL")			
- Realised (loss)/ gain		(8,360,556)	719,894
- Unrealised gain/ (loss)		23,246	(6,716,538)
Net loss on foreign exchange and forward currency contracts	3	(2,126,131)	(674,993)
		<u>(6,486,600)</u>	<u>(3,685,731)</u>
<b>EXPENSES</b>			
Manager's fee	4	784,329	768,480
Trustee's fee	5	13,072	12,804
Auditors' remuneration		3,261	2,886
Tax agent's fee		2,075	1,234
Brokerage and other transaction fees		85,841	109,731
Administrative expenses		35,314	12,572
		<u>923,892</u>	<u>907,707</u>
<b>Net loss before distribution and taxation</b>		(7,410,492)	(4,593,438)
Distribution to unitholders			
MYR Class	15(a)	(225,807)	(722,610)
MYR Hedged Class	15(b)	(346,589)	(1,185,539)
SGD Class	15(c)	(114,302)	(332,186)
		<u>(686,698)</u>	<u>(2,240,335)</u>
<b>Net loss before taxation</b>		(8,097,190)	(6,833,773)
Taxation	6	(907,033)	(214,737)
<b>Net loss after distribution and taxation, which is the total comprehensive loss for the financial year</b>		<u>(9,004,223)</u>	<u>(7,048,510)</u>
<b>Net loss after distribution and taxation is made up of the following:</b>			
Net realised loss		(9,310,634)	(15,954)
Net unrealised income/ (loss)		306,411	(7,032,556)
		<u>(9,004,223)</u>	<u>(7,048,510)</u>

The accompanying notes form an integral part of the audited financial statements.

**MAYBANK SINGAPORE REITS FUND****STATEMENT OF COMPREHENSIVE INCOME  
FOR FINANCIAL YEAR ENDED 31 JULY 2023 (CONT'D)**

	Note	2023	2022
<b>Distributions for the financial year:</b>	15		
<b><u>MYR Class</u></b>			
Net distributions (in Fund currency)		SGD 225,807	SGD 722,610
Net distributions (in Class currency)		RM 757,743	RM 2,287,321
Gross/ Net distribution per unit (RM sen)		1.00	3.54
Distribution dates (ex-dates)		Refer to Note 15	Refer to Note 15
<b><u>MYR (Hedged) Class</u></b>			
Net distributions (in Fund currency)		SGD 346,589	SGD 1,185,539
Net distributions (in Class currency)		RM 1,163,051	RM 3,751,748
Gross/ Net distribution per unit (RM sen)		1.00	3.54
Distribution dates (ex-dates)		Refer to Note 15	Refer to Note 15
<b><u>SGD Class</u></b>			
Net distributions (in Fund/ Class currency)		SGD 114,302	SGD 332,186
Gross/ Net distribution per unit (SGD cent)		1.00	3.54
Distribution dates (ex-dates)		Refer to Note 15	Refer to Note 15

The accompanying notes form an integral part of the audited financial statements.

**MAYBANK SINGAPORE REITS FUND**

**STATEMENT OF FINANCIAL POSITION  
AS AT 31 JULY 2023**

	Note	2023 SGD	2022 SGD
<b>ASSETS</b>			
Financial assets at FVTPL	7	57,450,204	64,364,085
Derivative assets	8	85,833	-
Deposit with a licensed financial institution	9	2,916,139	5,078,310
Dividend receivable		130,589	82,990
Profit/ Interest receivable		236	939
Amount due from Manager	10	32,529	52,511
Amount due from broker	11	1,442,014	-
Cash at bank	12	3,550,342	1,505,009
<b>TOTAL ASSETS</b>		<b>65,607,886</b>	<b>71,083,844</b>
<b>LIABILITIES</b>			
Derivative liabilities	8	459,610	763,805
Amount due to Manager	10	343,190	188,777
Amount due to Trustee	13	1,077	1,151
Amount due to broker	11	1,339,552	167,943
Provision for tax		113,750	45,484
Other payables and accruals		5,943	7,814
<b>TOTAL LIABILITIES (EXCLUDING NET ASSETS ATTRIBUTABLE TO UNITHOLDERS)</b>		<b>2,263,122</b>	<b>1,174,974</b>
<b>NET ASSETS VALUE ("NAV") OF THE FUND ATTRIBUTABLE TO UNITHOLDERS OF THE FUND</b>		<b>63,344,764</b>	<b>69,908,870</b>
<b>NET ASSETS ATTRIBUTABLE TO UNITHOLDERS OF THE FUND COMPRISE:</b>			
Unitholders' contribution	14 (a)	78,667,461	76,227,344
Accumulated losses	14 (b) & 14 (c)	(15,322,697)	(6,318,474)
		<b>63,344,764</b>	<b>69,908,870</b>
<b>NET ASSET VALUE</b>			
- MYR Class		23,252,171	23,225,926
- MYR (Hedged) Class		29,866,577	36,411,837
- SGD Class		10,226,016	10,271,107
		<b>63,344,764</b>	<b>69,908,870</b>
<b>NUMBER OF UNITS IN CIRCULATION (UNITS)</b>			
- MYR Class	14 (a)	79,727,529	72,122,928
- MYR (Hedged) Class		112,205,612	115,889,377
- SGD Class		11,585,241	10,534,048
		<b>203,518,382</b>	<b>198,546,353</b>
<b>NAV PER UNIT</b>			
- MYR Class		RM 0.9903	RM 1.0368
- MYR (Hedged) Class		RM 0.9038	RM 1.0116
- SGD Class		SGD 0.8827	SGD 0.9750

The accompanying notes form an integral part of the audited financial statements.

**MAYBANK SINGAPORE REITS FUND**

**STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO UNITHOLDERS  
FOR FINANCIAL YEAR ENDED 31 JULY 2023**

	<b>Unitholders' contribution Note 14 (a) SGD</b>	<b>Accumulated losses Note 14 (b) &amp; 14 (c) SGD</b>	<b>Net assets attributable to unitholders SGD</b>
At 1 August 2022	76,227,344	(6,318,474)	69,908,870
Total comprehensive loss for the year	-	(9,004,223)	(9,004,223)
Creation of units	13,665,503	-	13,665,503
Reinvestment of units	689,002	-	689,002
Cancellation of units	(11,914,388)	-	(11,914,388)
At 31 July 2023	<u>78,667,461</u>	<u>(15,322,697)</u>	<u>63,344,764</u>
At 1 August 2021	65,228,739	730,036	65,958,775
Total comprehensive loss for the year	-	(7,048,510)	(7,048,510)
Creation of units	27,845,720	-	27,845,720
Reinvestment of units	2,244,767	-	2,244,767
Cancellation of units	(19,091,882)	-	(19,091,882)
At 31 July 2022	<u>76,227,344</u>	<u>(6,318,474)</u>	<u>69,908,870</u>

The accompanying notes form an integral part of the audited financial statements.

**MAYBANK SINGAPORE REITS FUND****STATEMENT OF CASH FLOWS  
FOR FINANCIAL YEAR ENDED 31 JULY 2023**

	<b>2023</b>	<b>2022</b>
	<b>SGD</b>	<b>SGD</b>
<b>CASH FLOWS FROM OPERATING AND INVESTING ACTIVITIES</b>		
Net proceeds from sale of investments	25,897,567	30,752,554
Net purchase of investments	(27,550,732)	(40,741,039)
Realised loss on forward foreign exchange contracts	(2,438,791)	(221,074)
Dividend received	3,833,618	2,870,809
Profit/ Interest received	96,327	63,474
Manager's fee paid	(786,674)	(763,398)
Trustee's fee paid	(13,147)	(12,772)
Payment of other fees and expenses	(758,772)	(29,573)
Net cash used in operating and investing activities	<u>(1,720,604)</u>	<u>(8,081,019)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Proceeds from creation of units	13,681,971	27,980,012
Payments for cancellation of units	(11,747,957)	(19,650,294)
Net cash generated from financing activities	<u>1,934,014</u>	<u>8,329,718</u>
<b>NET CHANGE IN CASH AND CASH EQUIVALENTS FOR THE FINANCIAL YEAR</b>		
	213,410	248,699
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE FINANCIAL YEAR</b>		
	6,583,319	6,458,688
Effect on foreign exchange	(330,248)	(124,068)
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE FINANCIAL YEAR</b>		
	<u>6,466,481</u>	<u>6,583,319</u>
<b>Cash and cash equivalents comprise of:</b>		
Deposit with a licensed financial institution with original maturity of less than 3 months (Note 9)	2,916,139	5,078,310
Cash at bank (Note 12)	3,550,342	1,505,009
	<u>6,466,481</u>	<u>6,583,319</u>

The accompanying notes form an integral part of the audited financial statements.

## **MAYBANK SINGAPORE REITS FUND**

### **NOTES TO THE FINANCIAL STATEMENTS FOR FINANCIAL YEAR ENDED 31 JULY 2023**

#### **1. THE FUND, THE MANAGER AND THEIR PRINCIPAL ACTIVITIES**

Maybank Singapore REITs Fund ("the Fund") was constituted pursuant to the executed Deed dated 10 August 2018 between Maybank Asset Management Sdn Bhd ("MAM") as the Manager and RHB Trustee Berhad as the Trustee and the Registered Holders of the Fund. The following Supplemental Deeds have been issued between MAM and the Trustee:

- First Supplemental Deed dated 12 November 2020
- Second Supplemental Deed dated 15 April 2021
- Third Supplemental Deed dated 4 November 2022

To achieve its objective, the Fund will invest a minimum of 70% of its NAV into a basket of listed Singapore Real Estate Investment Trusts ("SREITs"). These includes but are not limited to initial public offer of SREITs which are to be listed on the Singapore stock exchange. The balance of 30% of the Fund's NAV will be invested in liquid asset which include but are not limited to fixed deposit and money market instruments. Also, up to 20% of the Fund's NAV may be invested in REIT listed on other stock exchanges.

The Fund launched three (3) Classes of units - MYR Class, MYR (Hedged) Class and SGD Class. MYR (Hedged) Class represents a Class denominated in MYR which seeks to reduce the effect of currency fluctuations between the currency of the Class and the base currency of the Fund by entering into forward currency contracts to hedge the foreign currency exposure of this Class. See Note 8 and Note 14 (a)(ii) for further details.

The Manager of the Fund is MAM, a company incorporated in Malaysia. It is a holder of the Capital Markets Services License with fund management as its regulated activity under the Capital Markets and Services Act 2007 ("CMSA"). The principal place of business of MAM is at Level 12, Tower C, Dataran Maybank, No. 1 Jalan Maarof, 59000 Kuala Lumpur, Malaysia. MAM is a subsidiary of Maybank Asset Management Group Berhad ("MAMG"), which in turn is a subsidiary of Malayan Banking Berhad ("MBB").

The financial statements were authorised for issue by the Board of Directors of the Manager (the "Directors") in accordance with a resolution of the Directors on 19 September 2023.

#### **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

##### **2.1 Basis of preparation**

The financial statements for the financial year ended 31 July 2023 have been prepared in accordance with Malaysian Financial Reporting Standards ("MFRS") as issued by the Malaysian Accounting Standards Board ("MASB") and International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB").

The Fund had adopted the MFRS, Amendments to Standards and IC Interpretations which have become effective during the financial year ended 31 July 2023. The adoption of the new pronouncements did not result in any material impact to the financial statements.

The financial statements are prepared on a historical cost basis except as disclosed in the accounting policies in Note 2.3 to Note 2.15 to the financial statements.

The financial statements are presented in Singapore Dollar ("SGD").

## MAYBANK SINGAPORE REITS FUND

### 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

#### 2.2 Standards and amendments issued but not yet effective

The following are Standards and Amendments to Standards and interpretations issued by the MASB, but not yet effective, up to the date of issuance of the Fund's financial statements. The Fund intends to adopt the relevant standards, if applicable, when they become effective.

Description	Effective for annual periods beginning on or after
MFRS 17: <i>Insurance Contracts</i>	1 January 2023
Amendments to MFRS 101: <i>Classification of Liabilities as Current or Non-current</i>	1 January 2023
Amendments to MFRS 101: <i>Disclosure of Accounting Policies</i>	1 January 2023
Amendments to MFRS 108: <i>Definition of Accounting Estimates</i>	1 January 2023
Amendments to MFRS 112: <i>Deferred Tax Related to Assets and Liabilities arising from a Single Transaction</i>	1 January 2023
Amendments to MFRS 112: <i>International Tax Reform - Pillar Two Model Rules</i>	1 January 2023
Amendments to MFRS 16: <i>Lease Liability in a Sale and Leaseback</i>	1 January 2024
Amendments to MFRS 101: <i>Non-current Liabilities with Covenants</i>	1 January 2024
Amendments to MFRS 107 and MFRS 7: <i>Supplier Finance Arrangements</i>	1 January 2024
Amendments to MFRS 10 and MFRS 128: <i>Sale or Contribution of Assets between an Investor and its Associate or Joint Venture</i>	Deferred

The Fund expects that the adoption of the above Standards and Amendments to Standards will not have any material impact on the financial statements in the period of initial application.

#### 2.3 Financial instruments

Financial assets and financial liabilities are recognised when the Fund becomes a party to the contractual provision of the instrument.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at FVTPL) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets and financial liabilities at FVTPL are recognised immediately in profit or loss.

#### 2.4 Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place.

All recognised financial assets are subsequently measured in their entirety at amortised cost or fair value, depending on the classification of the assets.

##### (i) Financial assets at amortised cost

The Fund classifies dividend receivable, profit/ interest receivable, amount due from Manager, amount due from broker and cash and cash equivalents as financial assets at amortised cost.

## MAYBANK SINGAPORE REITS FUND

### 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

#### 2.4 Financial assets (cont'd)

##### (i) Financial assets at amortised cost (cont'd)

These assets are subsequently measured using the effective profit rate ("EPR")/ effective interest rate ("EIR") method and are subject to impairment. The EPR/ EIR is a method of calculating the amortised cost of financial asset and of allocating and recognising the profit/ interest income in profit or loss of the relevant period.

Unless designated as FVTPL on initial recognition, debt instruments that meet the following conditions are subsequently measured at amortised cost less impairment loss:

- the assets are held within a business model whose objectives is to hold assets in order to collect contractual cash flows; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and profit/ interest on the principal amount outstanding.

Debt instruments that do not meet the criteria above are classified as either fair value through other comprehensive income ("FVTOCI") or FVTPL.

##### (ii) Financial assets at FVTPL

Investments in equity instruments and derivatives are classified as FVTPL, unless the Fund designates an investment that is not held for trading as FVTOCI on initial recognition.

A financial asset is recognised at FVTPL if :

- it has been acquired principally for the purpose of selling it in the near term;
- on initial recognition it is part of the portfolio of identified financial instruments that the Fund manages together and has evidence of a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument or a financial guarantee.

Debt instruments that do not meet the amortised cost or FVTOCI criteria are measured at FVTPL. In addition, debt instruments that meet the amortised cost criteria but are designated as at FVTPL are measured at FVTPL. A debt instrument may be designated as at FVTPL upon initial recognition if such designation eliminates or significantly reduces a measurement or recognition inconsistency that would arise from measuring assets or liabilities or recognising the gains and losses on them on different bases.

Debt instruments are reclassified from amortised cost to FVTPL when the business model is changed such that the amortised cost criteria are no longer met. Reclassification of debt instruments that are designated as at FVTPL on initial recognition is not allowed.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on remeasurement recognised in profit or loss.

Dividend income on quoted equities is disclosed separately in the profit or loss when the Fund's right to receive the dividends is established in accordance with MFRS 9 and is disclosed separately in the profit and loss.



## MAYBANK SINGAPORE REITS FUND

### 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

#### 2.4 Financial assets (cont'd)

##### (ii) Financial assets at FVTPL (cont'd)

Changes in the fair value of FVTPL investments are recognised in unrealised gain/ (loss) on FVTPL investments in profit and loss. Accumulated unrealised gains or losses are reclassified to realised gain/ (loss) on FVTPL investments in profit and loss when the associated assets are sold.

##### (iii) Impairment

Credit losses are recognised based on the Expected Credit Loss ("ECL") model. The Fund recognises loss allowances for ECL on financial instruments that are not measured at FVTPL. The impairment model does not apply to equity investments.

ECL is a probability-weighted estimate of credit losses. It is measured as follows:

- Financial assets that are not credit-impaired at the reporting date:  
As the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Fund expects to receive).
- Financial assets that are credit-impaired at the reporting date:  
As the difference between the gross carrying amount and the present value of estimated future cash flows.

At each reporting date, the Fund assesses whether financial assets carried at amortised cost are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- Significant financial difficulty of the issuer or counterparty;
- Significant downgrade in credit rating of the instrument by a rating agency;
- A breach of contract such as a default or past due event; or
- The disappearance of an active market for a security because of financial difficulties.

For balances with short-term nature, full impairment will be recognised on uncollected balances after the grace period.

##### (iv) Derecognition

The Fund derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Fund neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Fund recognises its retained profit in the asset and an associated liability for amounts it may have to pay. If the Fund retains substantially all the risks and rewards of ownership of a transferred financial asset, the Fund continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of financial asset classified as FVTPL, the cumulative unrealised gain or loss previously recognised is transferred to realised gain or loss on disposal in profit or loss.

## **MAYBANK SINGAPORE REITS FUND**

### **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

#### **2.4 Financial assets (cont'd)**

##### **(iv) Derecognition (cont'd)**

On derecognition of financial asset at amortised cost, gains and losses are recognised in profit or loss when the asset is derecognised, modified, or impaired.

#### **2.5 Financial liabilities**

##### **(i) Classification**

Financial liabilities are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability. The Fund classifies amount due to Manager, amount due to Trustee, amount due to broker and other payables and accruals as other financial liabilities.

##### **(ii) Recognition and measurement**

Financial liabilities are recognised in the statement of financial position when, and only when, the Fund becomes a party to the contractual provisions of the financial instrument. The Fund's financial liabilities are recognised initially at fair value plus directly attributable transaction costs and subsequently measured at amortised cost using the EPR/ EIR method.

##### **(iii) Derecognition**

The Fund derecognises financial liabilities when, and only when, the Fund's obligations are discharged, cancelled or expire. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss.

#### **2.6 Derivatives and hedge accounting**

Derivatives are financial assets or liabilities at fair value through profit or loss categorised as held for trading unless they are designated hedges.

The Fund's derivative financial instruments comprise forward foreign currency contracts. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value.

The method of recognising the resulting gain or loss depends on whether the derivative is designated as a hedging instrument, and the nature of the item being hedged. Derivatives that do not qualify for hedge accounting are classified as held for trading and accounted for in accordance with the accounting policy for FVTPL.

The Fund does not apply hedge accounting to the forward currency contracts entered during the financial year. However, future events or conditions may cause the Fund to apply the hedge accounting in the future.

## **MAYBANK SINGAPORE REITS FUND**

### **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

#### **2.7 Fair value measurement**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- (i) In the principal market for the asset or liability; or
- (ii) In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Fund.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- (i) Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities.
- (ii) Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.
- (iii) Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Fund determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting date.

For the purpose of fair value disclosures, the Fund has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

#### **2.8 Functional and foreign currency**

##### **(a) Functional and presentation currency**

The financial statements of the Fund are measured using the currency of the primary economic environment in which the Fund operates (the "functional currency"). The financial statements are presented in SGD, which is also the Fund's functional currency.

## **MAYBANK SINGAPORE REITS FUND**

### **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

#### **2.8 Functional and foreign currency (cont'd)**

##### **(b) Foreign currency transactions**

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of transactions or valuations where items are remeasured. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at financial year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the statement of comprehensive income, except when deferred in other comprehensive income as qualifying cash flow hedges.

#### **2.9 Unitholders' contribution**

The unitholders' contributions to the Fund are classified as liabilities under MFRS 132 *Financial Instruments: Presentation*.

The outstanding units are carried at the redemption amount that is payable at each financial year if the unitholders exercise the rights to put the unit back to the Fund.

Units are created and cancelled at prices based on the Fund's NAV per unit at the time of creation or cancellation. The Fund's NAV per unit is calculated by dividing the net assets attributable to unitholders with the total number of outstanding units.

Units are created and cancelled at prices based on the Fund's NAV per unit at the time of creation or cancellation. The Fund's NAV per unit is calculated by dividing the net assets attributable to unitholders with the total number of outstanding units.

#### **2.10 Distributions**

Distribution is declared at the discretion of the Fund Manager based on the availability of distributable income. Distribution is either reinvested or paid in cash to the unitholders on the income payment date.

Any distribution to the Fund's unitholders is accounted for as a deduction from profit or loss in the statement of comprehensive income except where distribution is sourced out of distribution equalisation which is accounted for as a deduction to the unitholders' capital. A proposed distribution is recognised as a liability in the year in which it is approved. Distribution is either reinvested or paid in cash to the unitholders on the distribution payment date. Reinvestment of units is based on the NAV per unit on the distribution payment date which is also the time of creation.

#### **2.11 Cash and cash equivalents**

Cash and cash equivalents comprise cash at bank and deposit with a licensed financial institution with original maturity of three months or less which have an insignificant risk of changes in value.

## **MAYBANK SINGAPORE REITS FUND**

### **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

#### **2.12 Revenue/ Income**

Revenue/ Income is measured at the fair value of consideration received or receivable.

Dividend income is recognised when the right to receive is established. Dividend revenue is presented gross of any non-recoverable withholding taxes, which are disclosed separately in the statement of comprehensive income.

Profit/ Interest income from deposit with a licensed financial institution is recognised on the accruals basis using the EPR/ EIR method.

Realised gain or loss on disposal of investments is accounted for as the difference between net disposal proceeds and the carrying amount of the investments.

Other revenue/ income is generally recognised when the Fund satisfies a performance obligation by transferring a promised good or service or an asset to a customer. An asset is transferred when (or as) the customer obtains control of that asset.

#### **2.13 Taxation**

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the tax authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the reporting date.

No deferred tax is recognised as no temporary differences have been identified.

In some jurisdictions, investment income is subject to withholding tax deducted at the source of the income. Withholding tax is a generic term used for the amount of withholding tax deducted at the source of the income and is not significant for the Fund. The Fund presents the withholding tax separately from the gross investment income in the statement of comprehensive income.

#### **2.14 Segment information**

Operating segments are reported in a manner consistent with the internal reporting used by the chief operating decision-maker. The chief operating decision-maker is responsible for allocating resources and assessing performance of the operating segments.

#### **2.15 Critical accounting estimates and judgments**

The Fund makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, rarely equal the related actual results. To enhance the information content of the estimates, certain key variables that are anticipated to have material impact to the Fund's results and financial position are tested for sensitivity to changes in the underlying parameters.

No major judgements have been made by the Manager in applying the Fund's accounting policies. There are no key assumptions concerning the future and other key sources of estimation uncertainty at reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities.

## MAYBANK SINGAPORE REITS FUND

### 3. NET LOSS ON FOREIGN EXCHANGE AND FORWARD CURRENCY CONTRACTS

	2023 SGD	2022 SGD
Realised foreign exchange gain/ (loss)	29,458	(137,901)
Unrealised foreign exchange (loss)/ gain	(106,863)	130,943
Realised loss on forward contracts	(2,438,754)	(221,074)
Unrealised gain/ (loss) on forward contracts	390,028	(446,961)
	<u>(2,126,131)</u>	<u>(674,993)</u>

### 4. MANAGER'S FEE

The Manager's fee is computed on a daily basis at the following rate per annum ("p.a") of the NAV of the Fund before deducting the Manager's fee and Trustee's fee for the particular day.

Classes of units	Annual management fee (%)
MYR Class	1.20%
MYR (Hedged) Class	1.20%
SGD Class	1.20%

The Manager's fee is calculated and accrued daily in the Fund's base currency which is SGD, which is also the Fund's functional currency and paid monthly to the Manager. There is no change to the fee rate in the current financial year.

### 5. TRUSTEE'S FEE

The Trustee's fee is calculated and accrued daily based on 0.02% p.a. (2022: 0.02% p.a.) of the NAV of each class, subject to a minimum of RM6,000 p.a. (2022: RM 6,000 p.a.) before deducting Manager's fee and Trustee's fee for the day. There is no change to the fee rate in the current financial year.

### 6. TAXATION

Income tax is calculated at the Malaysian statutory tax rate of 24% (2022: 24%) of the estimated assessable income for the financial year. In accordance with Schedule 6 of the Income Tax Act 1967, dividend and profit income earned by the Fund is exempted from tax. Dividend income derived from sources outside Malaysia are exempted from Malaysian income tax. With effect from 1 January 2022, the current income tax exemption on foreign-sourced income ("FSI") received in Malaysia by Malaysian residents has been removed.

Income derived from sources outside Malaysia may be subject to tax in the country from which it is derived. Tax on dividend income from foreign quoted equities is based on the tax regime of the respective countries that the Fund invests in.

## MAYBANK SINGAPORE REITS FUND

### 6. TAXATION (CONT'D)

A reconciliation of income tax expense applicable to net loss before taxation at the statutory income tax rate to income tax expense at the effective income tax rate is as follows:

	<b>2023</b>	<b>2022</b>
	<b>SGD</b>	<b>SGD</b>
Net loss before taxation	(8,097,190)	(6,833,773)
Taxation at Malaysian statutory rate of 24% (2022: 24%)	(1,943,326)	(1,640,106)
Income not subject to tax	(340,617)	(875,334)
Loss not deductible for tax purposes	2,617,482	1,805,394
Expenses not deductible for tax purposes	386,542	755,530
Income taxed at source	186,952	169,253
Tax expense for the financial year	907,033	214,737

### 7. FINANCIAL ASSETS AT FVTPL

	<b>2023</b>	<b>2022</b>
	<b>SGD</b>	<b>SGD</b>
Financial assets at FVTPL	57,450,204	64,364,085

<b>2023</b>	<b>Quantity</b>	<b>Aggregate</b>	<b>Market</b>	<b>Percentage</b>
	<b>Unit</b>	<b>cost</b>	<b>value</b>	<b>of NAV</b>
		<b>SGD</b>	<b>SGD</b>	<b>%</b>
<b>Singapore Dollar ("SGD")</b>				
AIMS APAC Real Estate Investment Trust ("REIT")	2,408,063	3,239,027	3,010,079	4.75
Capitaland Ascendas REIT	1,307,917	3,801,189	3,675,247	5.80
Capitaland Ascott Trust	2,146,500	2,417,216	2,404,080	3.80
Capitaland China Trust	974,061	1,187,556	1,013,023	1.60
Capitaland India Trust	3,475,579	4,869,840	3,962,160	6.25
Capitaland Integrated Commercial Trust	1,548,400	3,406,448	3,158,736	4.99
ESR-LOGOS REIT	5,433,395	2,560,881	1,874,521	2.96
FarEast Hospitality Trust	4,852,700	3,043,065	3,129,992	4.94
Fraser Centrepoint Trust	363,071	882,808	787,864	1.24
Frasers Logistics & Industrial Trust	3,356,500	4,163,042	4,094,930	6.46

## MAYBANK SINGAPORE REITS FUND

### 7. FINANCIAL ASSETS AT FVTPL (CONT'D)

	Quantity Unit	Aggregate cost SGD	Market value SGD	Percentage of NAV %
<b>2023 (cont'd)</b>				
<b>SGD (cont'd)</b>				
Keppel DC REIT	1,984,707	5,031,641	4,346,508	6.86
Keppel REIT	5,186,200	5,233,174	4,719,442	7.45
Lendlease Global Commercial REIT	5,610,408	4,465,690	3,815,077	6.02
Mapletree Industrial Trust	1,046,035	2,907,961	2,343,118	3.70
Mapletree Logistics Trust	3,051,602	5,985,734	5,157,207	8.14
Mapletree Pan Asia Commercial Trust	613,673	1,258,475	1,012,560	1.60
Paragon REIT	3,072,000	2,894,500	2,933,760	4.63
Parkway Life REIT	322,100	1,459,403	1,249,748	1.97
Sabana Industrial REIT	2,273,500	1,019,133	943,503	1.49
Sasseur REIT	646,400	583,628	462,176	0.73
Suntec REIT	1,988,400	2,953,200	2,565,038	4.05
	<b>51,661,211</b>	<b>63,363,611</b>	<b>56,658,769</b>	<b>89.43</b>
<b>United States Dollar ("USD")</b>				
Digital Core REIT	1,192,100	802,251	791,435	1.25
Total investments	<b>52,853,311</b>	<b>64,165,862</b>	<b>57,450,204</b>	<b>90.68</b>
<b>Unrealised loss on FVTPL investments *</b>			<b>(6,715,658)</b>	
<b>2022</b>				
<b>Singapore Dollar ("SGD")</b>				
Ascendas India Trust	3,105,500	4,517,000	3,602,380	5.15
Ascendas Real Estate Investment Trust ("REIT")	959,317	2,855,740	2,849,171	4.08
Ascott Residence Trust	3,120,500	3,562,849	3,650,985	5.22



**MAYBANK SINGAPORE REITS FUND**

**7. FINANCIAL ASSETS AT FVTPL (CONT'D)**

<b>2022 (cont'd)</b>	<b>Quantity Unit</b>	<b>Aggregate cost SGD</b>	<b>Market value SGD</b>	<b>Percentage of NAV %</b>
<b>SGD (cont'd)</b>				
Capitaland China Trust	1,870,161	2,520,353	2,206,790	3.16
Capitaland Integrated Commercial Trust	2,050,200	4,537,317	4,469,436	6.39
ESR-LOGOS REIT	7,484,226	3,604,856	3,143,375	4.50
FarEast Hospitality Trust	3,641,400	2,285,516	2,330,496	3.33
Frasers Logistics & Industrial Trust	596,700	858,547	859,248	1.23
Fraser Centrepoint Trust	1,869,171	4,556,676	4,355,168	6.23
Keppel DC REIT	1,823,907	4,750,716	3,775,487	5.40
Keppel REIT	2,979,900	3,538,170	3,307,689	4.73
Lendlease Global Commercial Trust	2,535,108	2,109,455	2,116,815	3.03
Mapletree Commercial Trust	2,143,473	4,395,674	4,072,599	5.83
Mapletree Industrial Trust	1,489,635	4,147,095	4,036,911	5.77
Mapletree Logistics Trust	2,542,802	5,142,484	4,475,332	6.40
Parkway Life REIT	206,600	995,229	989,614	1.42
Sabana Shari'ah Compliant Industrial REIT	2,983,800	1,338,868	1,312,872	1.88
Sasseur REIT	4,316,700	3,941,977	3,410,193	4.88
Suntec REIT	2,926,900	5,161,476	4,712,309	6.74
	<b>48,646,000</b>	<b>64,819,998</b>	<b>59,676,870</b>	<b>85.37</b>
<b>United States Dollar ("USD")</b>				
Digital Core REIT	507,700	781,169	610,870	0.87
Keppel Pacific Oak US REIT	1,253,500	1,333,617	1,213,513	1.74
Manulife US REIT	2,883,354	3,373,951	2,312,854	3.31

## MAYBANK SINGAPORE REITS FUND

### 7. FINANCIAL ASSETS AT FVTPL (CONT'D)

	Quantity Unit	Aggregate cost SGD	Market value SGD	Percentage of NAV %
<b>2022 (cont'd)</b>				
<b>USD (cont'd)</b>				
Prime US REIT	568,100	692,289	549,978	0.79
	<u>5,212,654</u>	<u>6,181,026</u>	<u>4,687,215</u>	<u>6.71</u>
Total investments	<u>53,858,654</u>	<u>71,001,024</u>	<u>64,364,085</u>	<u>92.08</u>
<b>Unrealised loss on FVTPL investments *</b>			<u>(6,636,939)</u>	

\* The unrealised loss on FVTPL investments comprise the amounts arising from changes in fair values and effects from foreign exchange.

### 8. DERIVATIVE ASSETS/ (LIABILITIES)

	Principal amount SGD	Fair Value Assets SGD	Liabilities SGD
<b>2023</b>			
<u>Foreign exchange related contracts</u>			
Currency forwards:			
Less than 1 year	<u>28,500,000</u>	<u>85,833</u>	<u>(459,610)</u>
<b>2022</b>			
<u>Foreign exchange related contracts</u>			
Currency forwards:			
Less than 1 year	<u>34,200,000</u>	<u>-</u>	<u>(763,805)</u>

As at the reporting date, there were 11 (2022: 16) forward exchange contracts outstanding.

The Fund entered into forward currency contracts during the financial year to hedge against the foreign currency exposure of the MYR (Hedged) Class based on the features of the Class as disclosed in the prospectus. The change in the fair value of the forward currency contract is recognised immediately in the statement of comprehensive income, and borne solely by the respective Class (i.e. MYR (Hedged) Class).

## MAYBANK SINGAPORE REITS FUND

### 9. DEPOSIT WITH A LICENSED FINANCIAL INSTITUTION

	2023 SGD	2022 SGD
Short-term placement with a maturity of less than 3 months	2,916,139	5,078,310

The weighted average effective profit rate ("WAEPR")/ weighted average effective interest rates ("WAEIR") and average maturity of deposit with a licensed financial institution with maturity of less than 3 months as at the reporting date were as follows:

	2023		2022	
	WAEPR/ WAEIR % p.a.	Average maturity Days	WAEPR/ WAEIR % p.a.	Average maturity Days
Deposit with a licensed financial institution	2.95	1	2.25	3

### 10. AMOUNT DUE FROM/ (TO) MANAGER

	Note	2023 SGD	2022 SGD
Amount due from Manager is in respect of:			
Creation of units	(i)	32,529	52,511
Amount due to Manager is in respect of:			
Cancellation of units	(ii)	278,588	119,709
Manager's fee	(iii)	64,602	69,068
		343,190	188,777

(i) The amount represents amount receivable from the Manager for units created.

(ii) The amount represents amount payable to the Manager for units cancelled.

(iii) The amount relates to the amount payable to the Manager arising from the accruals for Manager's fee at the end of the financial year. The normal credit term for Manager's fee is 15 days (2022: 15 days).

### 11. AMOUNT DUE FROM/ (TO) BROKER

Amount due from/ (to) brokers relates to the amount receivable/ (payable) to brokers arising from the sales/ (purchase) of investments. The settlement period for this receivables/ (payables) is within 3 working days (2022: 3 working days) from the deal date.

### 12. CASH AT BANK

The table below indicates the currencies that the Fund have in cash and bank as at the reporting date:

	2023 SGD	2022 SGD
Malaysian Ringgit ("RM")	1,056	15,860
SGD	3,549,286	1,489,149
	3,550,342	1,505,009

## MAYBANK SINGAPORE REITS FUND

### 13. AMOUNT DUE TO TRUSTEE

Amount due to Trustee relates to the amount payable arising from the accruals for Trustee's fee at the end of the financial year. The normal credit term for Trustee's fee is 15 days (2022: 15 days).

### 14. NET ASSETS ATTRIBUTABLE TO UNITHOLDERS OF THE FUND

	Note	2023 SGD	2022 SGD
Unitholders' contribution	(a)	78,667,461	76,227,344
Accumulated realised (loss)/ income	(b)	(8,240,193)	1,070,441
Accumulated unrealised loss	(c)	(7,082,504)	(7,388,915)
		<u>63,344,764</u>	<u>69,908,870</u>

#### (a) Unitholders' contribution

The units are distributed based on the following share classes:

	2023		2022	
	Units	SGD	Units	SGD
(i) MYR Class	79,727,529	27,128,407	72,122,928	24,810,564
(ii) MYR (Hedged) Class	112,205,612	39,276,691	115,889,377	40,095,899
(iii) SGD Class	11,585,241	12,262,363	10,534,048	11,320,881
	<u>203,518,382</u>	<u>78,667,461</u>	<u>198,546,353</u>	<u>76,227,344</u>

#### (i) MYR Class

	2023		2022	
	Units	SGD	Units	SGD
As at beginning of the financial year	72,122,928	24,810,564	55,827,417	19,512,045
Creation of units	24,168,036	7,230,436	31,839,441	10,653,492
Reinvestment of units	823,812	226,713	2,257,385	724,265
Cancellation of units	(17,387,247)	(5,139,306)	(17,801,315)	(6,079,238)
As at end of the financial year	<u>79,727,529</u>	<u>27,128,407</u>	<u>72,122,928</u>	<u>24,810,564</u>

#### (ii) MYR (Hedged) Class

	2023		2022	
	Units	SGD	Units	SGD
As at beginning of the financial year	115,889,377	40,095,899	104,163,365	36,407,630
Creation of units	12,694,874	3,664,281	38,202,718	12,749,914
Reinvestment of units	1,345,657	347,987	3,738,883	1,188,316
Cancellation of units	(17,724,296)	(4,831,476)	(30,215,589)	(10,249,961)
As at end of the financial year	<u>112,205,612</u>	<u>39,276,691</u>	<u>115,889,377</u>	<u>40,095,899</u>

## MAYBANK SINGAPORE REITS FUND

### 14. NET ASSETS ATTRIBUTABLE TO UNITHOLDERS OF THE FUND (CONT'D)

#### (a) Unitholders' contribution (cont'd)

##### (ii) MYR (Hedged) Class (cont'd)

The Fund is a multi-class Fund. The impact of the exchange rate movement between the SGD and MYR may result in the appreciation or depreciation of the unitholders investments in the Fund expressed in MYR. MYR (Hedged) Class represents a Class denominated in MYR which seeks to reduce the effect of currency fluctuations between the currency of the Class and the base currency of the Fund by entering into forward currency contracts to hedge the foreign currency exposure of this Class. See Note 8 of the financial statements for further details.

##### (iii) SGD Class

	2023		2022	
	Units	SGD	Units	SGD
As at beginning of the financial year	10,534,048	11,320,881	8,516,879	9,309,064
Creation of units	3,081,318	2,770,786	4,382,287	4,442,314
Reinvestment of units	137,284	114,302	341,794	332,186
Cancellation of units	(2,167,409)	(1,943,606)	(2,706,912)	(2,762,683)
As at end of the financial year	11,585,241	12,262,363	10,534,048	11,320,881

As at the end of the financial year, the total number and value of units held legally or beneficially by the Manager are as follows:

	2023		2022	
	No of units	Valued at NAV	No of units	Valued at NAV
MYR Class	1,221	RM 1,209	1,208	RM 1,253
MYR (Hedged) Class	1,222	RM 1,104	1,208	RM 1,222
SGD Class	1,225	SGD 1,082	1,211	SGD 1,181

In the opinion of the Manager, the above units were transacted at the prevailing market price. Other than the above, there were no other units held by the Manager or parties related to the Manager.

#### (b) Accumulated realised (loss)/ income

	2023 SGD	2022 SGD
As at beginning of the financial year	1,070,441	1,086,395
Net realised loss for the financial year	(9,310,634)	(15,954)
As at end of the financial year	(8,240,193)	1,070,441

#### (c) Accumulated unrealised loss

	2023 SGD	2022 SGD
As at beginning of the financial year	(7,388,915)	(356,359)
Net unrealised income/ (loss) for the financial year	306,411	(7,032,556)
As at end of the financial year	(7,082,504)	(7,388,915)

## MAYBANK SINGAPORE REITS FUND

### 14. NET ASSETS ATTRIBUTABLE TO UNITHOLDERS OF THE FUND (CONT'D)

#### (d) Classes of shares

##### (i) Types of classes of units

The Fund issues cancellable units, in three classes of units as detailed below:

Classes of units	Currency	Categories of	Distribution policy
MYR Class	RM	Institutional	Distribution of income
MYR (Hedged) Class	RM	Institutional	Distribution of income
SGD Class	SGD	Institutional	Distribution of income

There are different charges and features for each class as follows:

- (a) Initial investments for each class
- (b) Additional investments
- (c) Minimum holdings
- (d) Transfer, switching and conversion charges for each class
- (e) Hedging strategy (See Note 14 (a)(ii))

##### (ii) NAV computation

The computation of NAV of the Fund is based on the Fund's functional currency, SGD, irrespective of the multiple classes of units (denominated in other currencies). Due to multiple classes in this Fund, the income and expenses incurred by the Fund are apportioned based on the multi-class ratio, which is the size of the respective class relative to the whole Fund. The Fund's NAV per unit of respective classes is calculated by dividing the net assets attributable to unitholders of respective classes with the total number of outstanding units of respective classes.

##### (iii) Redemption of units by unitholders

These units are redeemable at the unitholders' option. Redeemable units can be put back to the Fund at any time for cash equal to a proportionate share of the Fund's NAV of respective classes. The outstanding units are carried at the redemption amount that is payable at the date of the statement of financial position if the unitholder exercises the right to put back the unit to the Fund.

There is no restriction on the putting of the units back to the Fund (i.e. redemption), subject to the minimum redemption amount of units of each class and the minimum unit holding for each class. If the unit holdings of a unitholder are, after a redemption request, falls below the minimum unit holdings for the Fund, a request for full redemption is deemed to have been made.

## MAYBANK SINGAPORE REITS FUND

### 15. DISTRIBUTION

The sources of distribution and the gross/ net distribution rates declared for the various classes of units are as follows:

#### (a) MYR Class

	<b>2023</b>	<b>2022</b>
	<b>SGD</b>	<b>SGD</b>
Dividend income	307,830	860,529
Profit/ Interest income	5,254	18,873
Net realised gain on sale of investments	-	212,022
Less: Expenses	<u>(87,277)</u>	<u>(368,814)</u>
Distribution for the financial year	<u>225,807</u>	<u>722,610</u>

<b>Distribution dates (ex-dates)</b>	<b>Gross/ Net</b>
	<b>distribution</b>
	<b>per unit</b>
	<b>(RM sen)</b>
<b>2023</b>	
27 October 2022	<u>1.00</u>
<b>2022</b>	
27 January 2022	1.90
27 July 2022	<u>1.64</u>
	<u>3.54</u>

#### (b) MYR (Hedged) Class

	<b>2023</b>	<b>2022</b>
	<b>SGD</b>	<b>SGD</b>
Dividend income	-	1,407,049
Profit/ Interest income	-	30,859
Net realised gain on sale of investments	-	346,676
Previous year's net realised income*	669,175	-
Less: Expenses	<u>(322,586)</u>	<u>(599,045)</u>
Distribution for the financial year	<u>346,589</u>	<u>1,185,539</u>

<b>Distribution dates (ex-dates)</b>	<b>Gross/ Net</b>
	<b>distribution</b>
	<b>per unit</b>
	<b>(RM sen)</b>
<b>2023</b>	
27 October 2022	<u>1.00</u>
<b>2022</b>	
27 January 2022	1.90
27 July 2022	<u>1.64</u>
	<u>3.54</u>

\* Distribution were made from previous year's net realised income.

## MAYBANK SINGAPORE REITS FUND

### 15. DISTRIBUTION (CONT'D)

#### (c) SGD Class

	<b>2023</b>	<b>2022</b>
	<b>SGD</b>	<b>SGD</b>
Dividend income	153,457	398,339
Profit/ Interest income	2,626	8,736
Net realised gain on sale of investments	-	98,145
Less: Expenses	(41,781)	(173,034)
Distribution for the financial year	<u>114,302</u>	<u>332,186</u>

<b>Distribution dates (ex-dates)</b>	<b>Gross/ Net distribution per unit (SGD cent)</b>
<b>2023</b>	
27 October 2022	<u>1.00</u>
<b>2022</b>	
27 January 2022	1.90
27 July 2022	<u>1.64</u>
	<u>3.54</u>

The distribution declared are settled in the forms of units and presented as reinvestment of units in Note 14(a) on payment date.

### 16. TRANSACTIONS WITH BROKERS/ DEALERS/ FINANCIAL INSTITUTIONS

Transactions with the brokers/ dealers in terms of trade values for the current and previous financial year are as follows:

	<b>Value of trade SGD</b>	<b>Percentage of trade %</b>	<b>Brokerage fees SGD</b>	<b>Percentage of brokerage fees %</b>
<b>2023</b>				
Maybank Investment Bank Bhd ("MIBB") *	<u>56,288,801</u>	<u>100.00</u>	<u>67,547</u>	<u>100.00</u>
<b>2022</b>				
MIBB *	<u>71,954,769</u>	<u>100.00</u>	<u>86,346</u>	<u>100.00</u>

\* MIBB is a subsidiary of MBB, the ultimate holding company of the Manager.



## MAYBANK SINGAPORE REITS FUND

### 16. TRANSACTIONS WITH BROKERS/ DEALERS/ FINANCIAL INSTITUTIONS (CONT'D)

Transactions with the financial institution in terms of trade values are as follows:

Financial institution	2023		2022	
	Value of placements SGD	Percentage of total placements %	Value of placements SGD	Percentage of total placements %
MBB**	864,956,836	100.00	744,697,340	86.07
Maybank Islamic Bhd ("MIB")***	-	-	120,522,646	13.93
	<u>864,956,836</u>	<u>100.00</u>	<u>865,219,986</u>	<u>100.00</u>

\*\* MBB is the ultimate holding company of the Manager.

\*\*\* MIB is a subsidiary of MBB, the ultimate holding company of the Manager.

### 17. SIGNIFICANT RELATED PARTY TRANSACTION AND BALANCES

For the purpose of these financial statements, parties are considered to be related to the Fund or the Manager if the Fund or the Manager has the ability directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decision, or vice versa, or where the Fund or the Manager and the party are subject to common control or common significant influence. Related parties may be individuals or other entities. In addition to the related party information disclosed elsewhere in the financial statements, the following is the significant related party transaction and balances of the Fund during the financial year.

#### (i) Significant related party transaction

	2023 SGD	2022 SGD
<u>MBB:</u>		
Profit/ Interest income from deposits	<u>95,624</u>	<u>55,276</u>
<u>MIB:</u>		
Profit/ Interest income from deposits	<u>-</u>	<u>8,198</u>

#### (ii) Significant related party balances

	2023 SGD	2022 SGD
<u>MBB:</u>		
Deposit with a licensed financial institution	<u>2,916,139</u>	<u>5,078,310</u>
Profit/ Interest receivable	<u>236</u>	<u>939</u>

The Manager is of the opinion that the transactions with the related parties have been entered into in the normal course of business and have been established on terms and conditions that are not materially different from that obtainable in transactions with unrelated parties.

## MAYBANK SINGAPORE REITS FUND

### 18. TOTAL EXPENSE RATIO ("TER")

The TER of the Fund is the ratio of the sum of fees and expenses incurred by the Fund to the average NAV of the Fund calculated on a daily basis. The fees and expenses include Manager's fee, Trustee's fee, auditor's remuneration, tax agent's fee and other administrative expenses. For the financial year ended 31 July 2023 the TER of the Fund stood at 1.28% (2022: 1.25%).

### 19. PORTFOLIO TURNOVER RATIO ("PTR")

The PTR of the Fund is the ratio of average acquisitions and disposals of the Fund for the financial year to the average NAV of the Fund calculated on a daily basis. For the financial year ended 31 July 2023, the PTR of the Fund stood at 0.41 times (2022: 0.56 times).

### 20. FINANCIAL INSTRUMENTS AND RELATED DISCLOSURES

#### (a) Classification of financial instruments

The Fund's financial assets and financial liabilities were measured on an ongoing basis at either fair value or at amortised cost based on their respective classifications. The significant accounting policies in Note 2.3 to Note 2.15 to the financial statements describe how the classes of financial instruments are measured and how income and expenses are recognised.

The following table analyses the financial assets and liabilities (excluding tax-related matters) of the Fund in the statement of financial position as at the reporting date by the class of financial instrument to which they are assigned, and therefore by the measurement basis.

2023	Financial instruments at FVTPL SGD	Financial assets at amortised cost SGD	Financial liabilities at amortised cost SGD	Total SGD
<b>Financial assets</b>				
Financial assets at FVTPL	57,450,204	-	-	57,450,204
Derivative assets	85,833	-	-	85,833
Deposit with a licensed financial institution	-	2,916,139	-	2,916,139
Dividend receivable	-	130,589	-	130,589
Profit/ Interest receivable	-	236	-	236
Amount due from Manager	-	32,529	-	32,529
Amount due from broker	-	1,442,014	-	1,442,014
Cash at bank	-	3,550,342	-	3,550,342
<b>Total financial assets</b>	<b>57,536,037</b>	<b>8,071,849</b>	<b>-</b>	<b>65,607,886</b>

**MAYBANK SINGAPORE REITS FUND**

**20. FINANCIAL INSTRUMENTS AND RELATED DISCLOSURES (CONT'D)**

**(a) Classification of financial instruments (cont'd)**

2023 (cont'd)	Financial instruments at FVTPL SGD	Financial assets at amortised cost SGD	Financial liabilities at amortised cost SGD	Total SGD
<b>Financial liabilities</b>				
Derivative liabilities	459,610	-	-	459,610
Amount due to Manager	-	-	343,190	343,190
Amount due to Trustee	-	-	1,077	1,077
Amount due to broker	-	-	1,339,552	1,339,552
Other payables and accruals	-	-	5,943	5,943
<b>Total financial liabilities</b>	<b>459,610</b>	<b>-</b>	<b>1,689,762</b>	<b>2,149,372</b>
<b>2022</b>				
<b>Financial assets</b>				
Financial assets at FVTPL	64,364,085	-	-	64,364,085
Deposit with a licensed financial institution	-	5,078,310	-	5,078,310
Dividend receivable	-	82,990	-	82,990
Profit/ Interest receivable	-	939	-	939
Amount due from Manager	-	52,511	-	52,511
Cash at bank	-	1,505,009	-	1,505,009
<b>Total financial assets</b>	<b>64,364,085</b>	<b>6,719,759</b>	<b>-</b>	<b>71,083,844</b>
<b>Financial liabilities</b>				
Derivative liabilities	763,805	-	-	763,805
Amount due to Manager	-	-	188,777	188,777
Amount due to Trustee	-	-	1,151	1,151
Amount due to broker	-	-	167,943	167,943
Other payables and accruals	-	-	7,814	7,814
<b>Total financial liabilities</b>	<b>763,805</b>	<b>-</b>	<b>365,685</b>	<b>1,129,490</b>

**(b) Financial instruments that are carried at fair value**

The fair value of quoted investments in REITs are determined by reference to the last bid price on the relevant stock exchanges (e.g. Singapore Exchange and New York Stock Exchange) as at the statement of financial position date.

## MAYBANK SINGAPORE REITS FUND

### 20. FINANCIAL INSTRUMENTS AND RELATED DISCLOSURES (CONT'D)

#### (c) Fair value hierarchy

The Fund uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2: Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.

Level 3: Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

The following table analyses within the fair value hierarchy the Fund's financial assets and liabilities measured at fair value:

	Level 1 SGD	Level 2 SGD	Level 3 SGD	Total SGD
<b>2023</b>				
<b>Financial assets</b>				
Financial assets at FVTPL	57,450,204	-	-	57,450,204
Derivative assets	-	85,833	-	85,833
<b>Financial liabilities</b>				
Derivative liabilities	-	459,610	-	459,610
<b>2022</b>				
<b>Financial assets</b>				
Financial assets at FVTPL	64,364,085	-	-	64,364,085
<b>Financial liabilities</b>				
Derivative liabilities	-	763,805	-	763,805

#### (d) Financial instruments that are not carried at fair value and whose carrying amounts are reasonable approximations of fair value

Other than its investments at FVTPL, the Fund's financial instruments were not carried at fair value but their carrying amounts were reasonable approximations of fair value due to their short-term maturity.

### 21. SEGMENTAL REPORTING

The chief operating decision-maker of the Manager makes the strategic decisions on the resources allocation of the Fund. The decisions are based on an integrated investment strategy to ensure the Fund achieve its targeted return with an acceptable level of risk within the portfolio.

## **MAYBANK SINGAPORE REITS FUND**

### **21. SEGMENTAL REPORTING (CONT'D)**

The chief operating decision-maker is responsible for the performance of the Fund by investing a minimum of 70% of its NAV into a basket of listed SREITs. These includes but are not limited to initial public offer of SREITs which are to be listed on the Singapore stock exchange. The balance of 30% of the Fund's NAV will be invested in liquid asset which include but are not limited to fixed deposit and money market instruments. Also, up to 20% of the Fund's NAV may be invested in REIT listed on other stock exchanges.

The internal reporting for the Fund's assets, liabilities and performance is prepared on a consistent basis with the measurement and recognition principles of MFRS and IFRS.

### **22. FINANCIAL RISK AND MANAGEMENT OBJECTIVES AND POLICIES**

#### **(a) Introduction**

The Fund's objective in managing risk is the creation and protection of unitholders' value. Risk is inherent in the Fund's activities, but it is managed through a process of ongoing identification, measurement and monitoring of risks.

Financial risk management is also carried out through sound internal control systems and adherence to the investment restrictions as stipulated in the Deed, SC's Guidelines on Unit Trust Funds and CMSA.

#### **(b) Market risk**

Market risk is the risk that the fair value of future cash flows of financial instruments will fluctuate due to changes in market variables such as equity prices. The maximum risk resulting from financial instruments equals their fair value. The market risk is managed through consistent monitoring and swift response to various factors that may adversely affect the Fund.

##### **(i) Equity price risk**

Equity price risk is the risk of unfavourable changes in the fair values of equities as the result of changes in the levels of equity indices and the value of individual shares. The equity price risk exposure arises from the Fund's investments in quoted equity securities. This risk can be minimised through investing in a wide range of companies in different sectors, which function independently from one another.

##### **(ii) Equity price risk concentration**

The Fund's exposure to equity price risk based on its portfolio of investments as at the reporting date is disclosed in Note 7 to the financial statements.

##### **(iii) Equity price risk sensitivity**

Management's best estimate of the effect on the Fund's NAV due to a reasonable change in equity index, with all other variables held constant is indicated in the table below. The impact to NAV and net loss after taxation is expected to be the same.

## MAYBANK SINGAPORE REITS FUND

### 22. FINANCIAL RISK AND MANAGEMENT OBJECTIVES AND POLICIES (CONT'D)

#### (b) Market risk (cont'd)

##### (iii) Equity price risk sensitivity (cont'd)

	2023		2022	
	Changes in equity price %	Effects on NAV Increase/ (decrease) SGD	Changes in equity price %	Effects on NAV Increase/ (decrease) SGD
REITs	+5	2,872,510	+ 5	3,218,204
	- 5	(2,872,510)	- 5	(3,218,204)

#### (c) Currency risk

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates.

The base currency of the Fund is SGD. As the investments of the Fund may be denominated in currencies other than the base currency, any fluctuation in the exchange rate between SGD and the currencies in which the Fund's investments are denominated in may have an impact on the fair value of the Fund's quoted equities. If the currencies in which the investments are denominated depreciate against the base currency, this will have an adverse effect on the NAV of the Fund in the base currency and vice versa. Any gains or losses arising from the fluctuation in the exchange rate may further increase or decrease the returns of the investment and of the Fund.

The table below analyses the net positions of the Fund's financial assets and financial liabilities (excluding derivative assets and liabilities) which are exposed to foreign exchange risk as at the reporting date. As the Fund's functional currency is SGD, the financial assets and financial liabilities (excluding derivative assets and liabilities) in other currencies are exposed to the movement of foreign exchange rates. The exposure might lead to the appreciation or depreciation of the financial assets and financial liabilities of the Fund that may affect the value of the NAV attributable to unitholders.

	MYR SGD	USD SGD	TOTAL SGD
<b>2023</b>			
<b>Financial assets</b>			
Financial assets at FVTPL	-	791,435	791,435
Deposit with a licensed financial institution	2,916,139	-	2,916,139
Dividend receivable	-	130,589	130,589
Amount due from Manager	32,529	-	32,529
Cash at bank	1,056	-	1,056
<b>Total financial assets</b>	<b>2,949,724</b>	<b>922,024</b>	<b>3,871,748</b>

**MAYBANK SINGAPORE REITS FUND**

**22. FINANCIAL RISK AND MANAGEMENT OBJECTIVES AND POLICIES (CONT'D)**

**(c) Currency risk (cont'd)**

	<b>MYR SGD</b>	<b>USD SGD</b>	<b>TOTAL SGD</b>
<b>2023 (cont'd)</b>			
<b>Financial liabilities</b>			
Amount due to Manager	(277,523)	-	(277,523)
Other payables and accruals	(119,670)	-	(119,670)
<b>Total financial liabilities</b>	<b>(397,193)</b>	<b>-</b>	<b>(397,193)</b>
<b>Net on-balance sheet open position</b>	<b>2,552,531</b>	<b>922,024</b>	<b>3,474,555</b>
<b>2022</b>			
<b>Financial assets</b>			
Financial assets at FVTPL	-	4,687,215	4,687,215
Deposit with a licensed financial institution	5,078,310	-	5,078,310
Dividend receivable	-	82,990	82,990
Amount due from Manager	20,398	-	20,398
Cash at bank	15,860	-	15,860
<b>Total financial assets</b>	<b>5,114,568</b>	<b>4,770,205</b>	<b>9,884,773</b>
<b>Financial liabilities</b>			
Amount due to Manager	(919,814)	-	(919,814)
Other payables and accruals	(66,101)	-	(66,101)
<b>Total financial liabilities</b>	<b>(985,915)</b>	<b>-</b>	<b>(985,915)</b>
<b>Net on-balance sheet open position</b>	<b>4,128,654</b>	<b>4,770,205</b>	<b>8,898,859</b>

The Fund did not hedge its exposure to financial assets and financial liabilities denominated in foreign currencies.

The table below summarises the sensitivity of the Fund's net on-balance sheet open position (excluding derivative assets and derivative liabilities) to movements in exchange rates. The analysis is based on the assumptions that the exchange rates will increase or decrease by 5% with all other variables held constant.

## MAYBANK SINGAPORE REITS FUND

### 22. FINANCIAL RISK AND MANAGEMENT OBJECTIVES AND POLICIES (CONT'D)

#### (c) Currency risk (cont'd)

	2023		2022	
	Changes in equity price %	Effects on NAV Increase/ (decrease) SGD	Changes in equity price %	Effects on NAV Increase/ (decrease) SGD
MYR/ SGD	+5 -5	127,627 (127,627)	+5 -5	206,433 (206,433)
USD/ SGD	+5 -5	46,101 (46,101)	+5 -5	238,510 (238,510)

#### (d) Credit risk

Credit risk is the risk that the issuer/ counterparty to a financial instrument will cause a financial loss for the Fund by failing to discharge an obligation. The Fund is exposed to the risk of credit-related losses that can occur as a result of an issuer/ counterparty's inability or unwillingness to honour its contractual obligations to make timely repayments of profit/ interest, principal and proceeds from realisation of investments. These credit exposures exist within financing relationships and other transactions.

The Manager manages the Fund's credit risk by undertaking credit evaluation and close monitoring of any changes to the issuer/ counterparty's credit profile to minimise such risk. It is the Fund's policy to enter into financial instruments with reputable counterparties. The Manager also closely monitors the creditworthiness of the Fund's counterparties (e.g., brokers, custodian, banks, etc.) by reviewing their credit ratings and credit profile on a regular basis.

##### (i) Credit risk exposure

At the reporting date, the Fund's maximum exposure to credit risk is represented by the carrying amount of each class of financial assets recognised in the statement of financial position. None of the Fund's financial assets were past due or impaired as at the reporting date.

##### (ii) Credit quality of financial assets

The Fund maintains its cash at bank, deposit with a licensed financial institutions and profit/ interest receivables with a financial institution with 'AAA' rating. The rating is obtained from RAM Holdings Bhd's official website.

#### (e) Liquidity risk

Liquidity risk is defined as the risk that the Fund will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial assets. Exposure to liquidity risk arises because of the possibility that the Fund could be required to pay its liabilities or redeem its units earlier than expected. The Fund is exposed to cash redemptions of its units on a regular basis. Units sold to unitholders by the Manager are redeemable at the unitholders' option based on the Fund's NAV per unit at the time of redemption calculated in accordance with the Fund's Deed.



## MAYBANK SINGAPORE REITS FUND

### 22. FINANCIAL RISK AND MANAGEMENT OBJECTIVES AND POLICIES (CONT'D)

#### (e) Liquidity risk (cont'd)

The Manager's policy is to always maintain a prudent and sufficient level of liquid assets so as to meet normal operating requirements and expected redemption requests by unitholders. Liquid assets comprise of cash at bank, deposit with a financial institutions and other instruments which are capable of being converted into cash within 7 days.

The following table summarises the maturity profile of the Fund's financial liabilities. Balances due within twelve months equal their carrying amounts, as the impact of discounting is insignificant.

2023	Less than 1 month SGD	More than 1 month SGD	Total SGD
<b>Financial assets</b>			
Financial assets at FVTPL	57,450,204	-	57,450,204
Derivative assets	-	85,833	85,833
Deposit with a licensed financial institution	2,916,139	-	2,916,139
Dividend receivable	130,589	-	130,589
Profit/ Interest receivable	236	-	236
Amount due from Manager	32,529	-	32,529
Amount due from broker	1,442,014	-	1,442,014
Cash at bank	3,550,342	-	3,550,342
Total undiscounted financial assets	65,522,053	85,833	65,607,886
<b>Financial liabilities and net assets attributable to unitholders of the Fund</b>			
Derivative liabilities	186,538	273,072	459,610
Amount due to Manager	343,190	-	343,190
Amount due to Trustee	1,077	-	1,077
Amount due to broker	1,339,552	-	1,339,552
Other payables and accruals	5,943	-	5,943
Net assets attributable to unitholders of the Fund	63,344,764	-	63,344,764
Total undiscounted financial liabilities and net assets attributable to unitholders of the Fund	65,221,064	273,072	65,494,136
Liquidity surplus/ (gap)	300,989	(187,239)	113,750
<b>2022</b>			
<b>Financial assets</b>			
Financial assets at FVTPL	64,364,085	-	64,364,085
Deposit with a licensed financial institution	5,078,310	-	5,078,310
Dividend receivable	82,990	-	82,990
Profit/ Interest receivable	939	-	939
Amount due from Manager	52,511	-	52,511
Cash at bank	1,505,009	-	1,505,009
Total undiscounted financial assets	71,083,844	-	71,083,844

## MAYBANK SINGAPORE REITS FUND

### 22. FINANCIAL RISK AND MANAGEMENT OBJECTIVES AND POLICIES (CONT'D)

#### (e) Liquidity risk (cont'd)

2022 (cont'd)	Less than 1 month SGD	More than 1 month SGD	Total SGD
<b>Financial liabilities and net assets attributable to unitholders of the Fund</b>			
Derivative liabilities	156,682	607,123	763,805
Amount due to Manager	188,777	-	188,777
Amount due to Trustee	1,151	-	1,151
Amount due to broker	167,943	-	167,943
Other payables and accruals	7,814	-	7,814
Net assets attributable to unitholders of the Fund	69,908,870	-	69,908,870
Total undiscounted financial liabilities and net assets attributable to unitholders of the Fund	70,431,237	607,123	71,038,360
Liquidity surplus/ (gap)	652,607	(607,123)	45,484

#### Notes:

##### (i) Financial assets

Analysis of financial assets at FVTPL and deposits into maturity groupings is based on the expected date on which these assets will be realised. The Fund's financial assets at FVTPL have been included in the "less than 1 month" category on the assumption that these are highly liquid investments which can be realised should all of the Fund's unitholders' capital be required to be redeemed. The other assets shall not comprise of tax recoverable in view that it is not a financial asset. For other assets, the analysis into maturity groupings is based on the remaining period from the end of the reporting period to the contractual maturity date or if earlier, the expected date on which the assets will be realised.

##### (ii) Financial liabilities

The maturity grouping is based on the remaining period from the end of the reporting period to the contractual maturity date. When a counterparty has a choice of when the amount is paid, the liability is allocated to the earliest period in which the Fund can be required to pay.

Financial liabilities exclude tax-related matters such as provision for tax.

##### (iii) Unitholders' contribution

The unitholders can request for redemption on their units by giving the Manager a T + 7 calendar day notice period, the unitholders' contribution have been categorised as having a maturity of "less than 1 month".

## **MAYBANK SINGAPORE REITS FUND**

### **23. UNITHOLDERS' CONTRIBUTION MANAGEMENT**

The unitholders' contribution of the Fund can vary depending on the demand for redemptions and subscriptions to the Fund.

The Fund's objectives for managing capital are:

- (a) To invest in investments meeting the description, risk exposure and expected returns indicated in its Prospectus;
- (b) To achieve consistent returns while safeguarding capital by using various investment strategies;
- (c) To maintain sufficient liquidity to meet the expenses of the Fund, and to meet redemption requests as they arise; and
- (d) To maintain sufficient fund size to ensure that the operations of the Fund are cost-efficient.

No changes were made to the unitholders' contribution management objectives, policies or processes in the current financial year.