

AFFIN PHEIM

UNIT TRUSTS BERHAD (545919-A)

(formerly known as Pheim Unit Trusts Berhad)

<https://www.affingroup.com/en/pheim>

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Pheim Greater China Islamic Fund ("the Fund")

RESPONSIBILITY STATEMENT

This Product Highlights Sheet has been reviewed and approved by the directors of Affin Pheim Unit Trusts Berhad and they collectively and individually accept full responsibility for the accuracy of the information. Having made all reasonable inquiries, they confirm to the best of their knowledge and belief, that there are no false or misleading statements or omission of other facts which would make any statement in this Product Highlights Sheet false or misleading.

STATEMENT OF DISCLAIMER

The Securities Commission Malaysia has authorised the issuance of Pheim Greater China Islamic Fund and a copy of this Product Highlights Sheet has been lodged with the Securities Commission Malaysia.

[Affin Bank Berhad](#)

The authorisation of the Pheim Greater China Islamic Fund and lodgement of this Product Highlights Sheet, should not be taken to indicate that the Securities Commission Malaysia recommends the Pheim Greater China Islamic Fund or assumes responsibility for the correctness of any statement made or opinion or report expressed in this Product Highlights Sheet.

The Securities Commission Malaysia is not liable for any non-disclosure on the part of Affin Pheim Unit Trusts Berhad, responsible for the Pheim Greater China Islamic Fund and takes no responsibility for the contents of this Product Highlights Sheet. The Securities Commission Malaysia makes no representation on the accuracy or completeness of this Product Highlights Sheet, and expressly disclaims any liability whatsoever arising from, or in reliance upon, the whole or any part of its contents.

This Product Highlights Sheet only highlights the key features and risks of the Fund. Investors are advised to request, read and understand the disclosure documents before deciding to invest.

PRODUCT HIGHLIGHTS SHEET

PHEIM GREATER CHINA ISLAMIC FUND

BRIEF INFORMATION ON THE PRODUCT

1. What is this product about?

Pheim Greater China Islamic Fund aims to achieve capital appreciation over a long-term period by investing primarily in Shariah-compliant equities and Shariah-compliant equity related securities of companies listed on or traded in the People's Republic of China, Hong Kong Special Administrative Region and Taiwan markets.

PRODUCT SUITABILITY

2. Who is this product suitable for?

The Fund is primarily for investors who:

- prefer long-term capital appreciation
- want to have a portfolio of investment in Greater China region rather than a restricted portfolio of domestic securities
- are willing to accept high risks

KEY PRODUCT FEATURES

3. What am I investing in?

Fund Category	Equity (Islamic)
Type of Fund	Growth
Launch Date	16 December 2021
Financial Year End	30 September
Initial Offer Price	RM1.00
Minimum Initial Investment	RM1,000 or such other limit as may be determined at our discretion
Minimum Additional Investment	RM100 or such other limit as may be determined at our discretion
Investment Strategy & Asset Allocation	• 70% - 95% of the net asset value ("NAV") of the Fund will be invested in Shariah-compliant equities and Shariah-compliant equity related securities (including Shariah-compliant warrants); • 0% - 20% of the NAV of the Fund will be invested in Islamic collective investment schemes (including Islamic real estate investment trusts ("REITs")); and • The remaining NAV of the Fund will be invested in sukuk and Islamic liquid assets.

The Fund seeks to provide capital appreciation. To pursue this goal, the Fund will invest primarily in the People's Republic of China, Hong Kong Special Administrative Region and Taiwan market in accordance with Shariah requirements. In analysing companies, Affin Pheim Islamic Asset Management Sdn Bhd ("APIAMSB"), the external investment manager will invest mainly in undervalued stocks which, in its opinion, are likely to outperform the market without being exposed to unnecessary risks.

The Fund will invest in sukuk that are issued under the Guidelines on Unlisted Capital Market Products under the Lodge and Launch Framework. The Fund will also have the flexibility to invest up to 20% of the NAV of the Fund in Islamic collective investment schemes (including Islamic REITs).

APIAMSB adopts a combination of bottom-up and top-down approaches, leveraging on its equity research platform. APIAMSB will focus on identifying fundamentally healthy companies with low valuations, low leverage, high growth, robust management and strong track record. As a sell discipline, APIAMSB will realize the investments of the Fund when, in APIAMSB's opinion, a fair value is reached or when better investment alternatives present themselves. The Fund is actively managed. However, the frequency of its trading activities will depend on the investment opportunities and the assessment of APIAMSB.

APIAMSB may take a temporary defensive position during adverse market conditions. In times of extreme market volatility and/or when market valuation is at a level considered unsustainable, the Fund will judiciously scale back its equity exposure to below its investment limit. During such times, APIAMSB will invest in investments which it considers may better preserve the value of the Fund (for example, Islamic money market instruments) although not necessarily meeting entirely the growth objective of the Fund.

Performance Benchmark	5.5% growth in NAV per annum over the long-term.
	This is not a guaranteed return and is only a measurement of the Fund's performance. The Fund may or may not achieve the benchmark in any particular financial year but the Manager targets to achieve the benchmark over the long-term.

4. Who am I investing with?

Affin Bank Berhad

Manager	Affin Pheim Unit Trusts Berhad (formerly known as Pheim Unit Trusts Berhad)
External Investment Manager	Affin Pheim Islamic Asset Management Sdn Bhd (formerly known as Pheim Islamic Asset Management Sdn Bhd)
Trustee	Maybank Trustees Bhd
Shariah Adviser	Amanie Advisors Sdn. Bhd
Sub-Custodian (Local)	Maybank Securities Services
Sub-Custodian (Foreign)	Standard Chartered Bank Malaysia Berhad
Auditor	Folks DFK & Co
Taxation Adviser	Folks Taxation Sdn. Bhd.
Principal Bankers	Malayan Banking Bhd.

5. What are the possible outcomes of my investment?

The value of your investment will go up and down with the value of the Fund's assets. You may receive less money than what you have invested and there is no guarantee that you will receive any income distribution.

The risk that you take depends on many factors – for example, which class of assets did the Fund invest in, how long do you intend to invest and the timing of your investment.

KEY RISKS

6. What are the key risks associated with this product?

6.1 Risk and Your Investment

Investors are advised to read the Fund's prospectus and understand the risks involved and if necessary, consult a professional adviser for a better understanding of the risks before investing.

6.2 Specific Risks Associated with the Investment Portfolio of the Fund

Shariah-compliant equities and Shariah-compliant equity related securities risk	As the investments of the Fund will be in Shariah-compliant equities and Shariah-compliant equity related securities, the Fund will be affected by equity risk. Generally, equity risk may arise in the following forms, i.e., equity risks related to external factors and equity risks related to company-specific factors. All of these related equity risks can adversely affect the prices of equities, which would negatively impact the performance of the Fund. Equity risks related to external factors include economic, political or general market factors which impact equities generally. For example, adverse political developments may cause the economy of the country in which the Fund invests in to become unstable, which in turn affects the profitability of a company that operates in that country due to weakening of the economy. Equity risks related to company-specific factors include how the companies in which the Fund invests are managed; the performance of any given company depends on the quality of its management. A company that has a competent management with the necessary experience and skill sets will contribute to the effectiveness of the operations of the company as indicated by such metrics as revenue growth and profitability. Company specific factors also include how the company is doing relative to its competitors or other companies in its industry or related industries. These types of equity risks can work individually or in combination to negatively affect the value of Shariah-compliant equities and Shariah-compliant equity related securities held by the Fund.
Currency risk	The value of foreign investments will reflect the currency movements. Fluctuations in the denominated currencies of the Shariah-compliant foreign shares and Islamic bonds or sukuk will affect the price of the units.
Country risk	The Shariah-compliant stock prices may be affected by the political and economic conditions of the country in which the Shariah-compliant stocks are listed. Unexpected events may stop the Manager from realising the full value of assets in those countries.
Reclassification of Shariah status risk	This risk refers to the risk that the currently held Shariah-compliant securities in the portfolio of the Fund may be reclassified as Shariah non-compliant in the periodic review of the securities by the Shariah Advisory Council of the Securities Commission Malaysia, the Shariah adviser or the Shariah boards of the relevant Islamic indices. If this occurs, the Manager will take the necessary steps to dispose of such securities. There may be opportunity loss to the Fund due to the Fund not being allowed to retain the excess capital gains derived from the disposal of the Shariah non-compliant securities. The value of the Fund may also be adversely affected in the event of a disposal of Shariah non-compliant securities at a price lower than the investment cost.
Liquidity risk	This risk occurs in thinly traded or illiquid Shariah-compliant securities. Should the Fund need to sell a relatively large amount of such securities, the act itself may significantly depress the value of the Fund's investments and Selling Price and subsequently the value of Unit Holders' investments. The risk may be minimised by placing a prudent level of fund in short-term Islamic deposits and by investing in Shariah-compliant stocks whose liquidity is adjudged to commensurate with the expected level of the Fund.
Credit/Default risk	This risk relates to Fund's investment in sukuk and/or sale of Shariah-compliant securities, Islamic money market instruments and Islamic deposit placements. The financial institution in which the Fund invests in may not be able to make the required profit payments or repayment of principal. The Fund could lose money if the issuer or guarantor of a sukuk, or the counterparty to a loan of portfolio securities, is unable or unwilling to make timely principal and/or profit payments, or to otherwise honour its obligations.

Shariah-compliant warrants risk	The Fund may also invest in Shariah-compliant warrants. The price of Shariah-compliant warrants is typically linked to the underlying stocks. However, the price and performance of such Shariah-compliant warrants will generally fluctuate more than the underlying stocks because of the greater volatility of the warrants market. Generally, as the Shariah-compliant warrants have a limited life, they will depreciate in value as they approach their maturity date, assuming that all other factors remain unchanged. Shariah-compliant warrants that are not exercised at maturity become worthless and negatively affect the NAV of the Fund.
Islamic collective investment schemes risk	The NAV of the Fund may be affected by its investments in Islamic collective investment schemes. For example, the performance of the Islamic collective investment schemes may be adversely affected due to various factors such as poor market conditions as well as the respective fund manager's capabilities. As a result, the performance of the Fund may be adversely impacted.
Taxation risk	The Fund may be subject to taxation resulting, for example, from income or realized capital gains attributable to certain securities. In certain cases, a double taxation treaty may exist and serve to eliminate or ameliorate the effect of such taxation. In other cases, no such double taxation treaty may exist.
Economic risk	Prospective investor should be aware that the price of units and the income from their investments may go down or up in response to changes in interest rates, foreign exchange, economic and political condition and the earnings of incorporations making up in the portfolio of the Fund. Economic risk is managed through portfolio diversification and asset allocation and monitoring of investment portfolio by professional fund manager and the investment committee, with the aim to minimise securities exposure in the event of anticipated market weaknesses.
Exchange Rate Risk and Market Volatility	Exchange rate risk arises from the volatility in currency markets. Investors should be aware that the value of one currency against another can change rapidly. This volatility can result in losses, and it is important for investors to exercise caution when conducting large transactions of the currency they would like to transact in.
Regulatory and Legal Risks	Currency exchange is subject to various regulations in different jurisdictions. Changes in regulatory policies can impact the ease and cost of conducting foreign exchange transactions. Additionally, when investors choose the currency they would like to transact in, they should be aware of potential legal risks when dealing with unfamiliar currencies and foreign financial markets.

FEES & CHARGES

7. What are the fees and charges involved?

Maximum Sales Charge	5.00%
Repurchase Charge	Nil
Switching Fee	One (1) free switch per account per calendar year. For any subsequent switching request during the year, you will be charged 1% of the amount switched subject to a maximum charge of RM100.00, whichever is lower, which will be deducted from the repurchase proceeds. Switching from an Islamic fund to a conventional fund is discouraged especially for Muslim unit holders.
Transfer Fee	RM50
Annual Management Fee	1.50% of the Fund's NAV, calculated daily and paid to the Manager on a monthly basis
Annual Trustee Fee	Up to 0.055% per annum of the Fund's NAV subject to a minimum fee of RM15,000 per annum (excluding foreign custodian fees and charges), calculated daily and paid to the Trustee on a monthly basis.

Other Charges	Nil
Expenses indirectly related to the Fund	- auditor and other professional fees; - accounting fee; - tax and duties imposed by the authorities; - Shariah Adviser's fee; - remuneration and out of pocket expenses of the person(s) or members of a committee undertaking the oversight function of the Fund, unless the Manager decides otherwise; - cost of convening meetings of Unit Holders other than those incurred by or for the benefit of the manager or Trustee; - cost for modification of Deed save where such modification is for the benefit of the Manager and/or the Trustee; - cost of production and distribution of reports of the Fund, tax vouchers, dividend warrants and notices to Unit Holders; and - other fees/expenses permitted in the Deed.

INVESTORS SHOULD NOT MAKE PAYMENT IN CASH TO A UNIT TRUST CONSULTANT OR ISSUE A CHEQUE IN THE NAME OF A UNIT TRUST CONSULTANT

FUND PERFORMANCE

8. Information on Fund Performance

8.1 Average Total Returns for the following period ended 30 September 2025

Period	Return (%)
1 Year	5.71
3 Years	1.62

Data source: LSEG Lipper.IM

8.2 Annual Total Returns for the last two financial year ended 30 September 2025

	2025	2024	2023	2022*
Fund	5.71	5.77	-3.01	-13.17
Benchmark	5.52	5.53	5.50	4.05

Data source: LSEG Lipper.IM

* For financial period 05.01.2022 – 30.09.2022 (05.01.2022 is the last day of Initial offer Period)

For the financial year ended 30 September 2025, the Fund increased by 5.71% while its benchmark recorded a return of 5.52%.

The basis of calculation of average total returns and annual total returns is based on LSEG Lipper Investment Management's computation method which is on NAV-to-NAV with income reinvested over a specific period of time.

Note: All returns above are calculated based on NAV per unit adjusted for income distribution.

8.3 Portfolio Turnover Ratio for the following period ended 30 September 2025

Period	Times (x)
2025	0.97
2024	0.31
2023	0.52
2022	0.44

The portfolio turnover ratio for the financial year was higher compared with the previous period due to higher investment activities for the financial year under review.

8.4 Declaration of Cash Distribution

Distribution Date	Distribution/Unit (Net) (sen)	NAV/Unit before distribution	NAV/Unit after distribution
24/04/2026	0.065 sen	0.9175	0.9152

PAST PERFORMANCE OF THE FUND IS NOT AN INDICATION OF ITS FUTURE PERFORMANCE

VALUATION AND EXITING FROM INVESTMENT

9. How often are valuations available?

At the end of each business day, the Manager will value the Fund's investments to reflect the Fund's current market price. The NAV per unit of the Fund will be calculated on a forward pricing basis, which means that it is calculated at the end of the next valuation point, after the application for investment or repurchase of units of the Fund is received by us.

The Fund's NAV per unit will be available on our website, <https://www.affingroup.com/en/pheim>.

10. How can I exit from this investment and what are the risks and costs involved?

Repurchase of Units or Redemption

You may redeem all or part of your units on any business day subject to a minimum repurchase Units of at least 500 units or such other limit as may be determined at our discretion (unless it is a full repurchase). There is no limit to the frequency of repurchase transactions. However, if the request for repurchase leaves a unit holder with less than 1,000 units (minimum holdings) or such other limit as may be determined at our discretion, the unit holder may be required to make an application to the Manager to redeem all of the unit holder's holdings in the Fund.

You can make a redemption by completing the transaction form and submitting it through our agents or direct to our head office. Please ensure that the transaction form is signed in accordance with the signing instructions given by us to avoid delays in processing the repurchase request.

A valid repurchase request received before the cut-off time on any business day will be processed on the same day using the unit price set at the close of the business day (forward pricing). If the said repurchase request is received after the cut-off time, the repurchase request will be processed on the next business day using the unit price set at the close of that business day. If the repurchase request is received on a non-business day, the repurchase request will be processed on the next business day.

You will be paid within seven (7) business days from the date we receive a complete repurchase request transaction form.

Cooling-off Rights

A cooling-off right refers to the right of an investor to obtain a refund of his/her investment in the Fund if the Unit Holder so requests within the Cooling-off period. The Cooling-off period of any Fund is six (6) Business Days commencing from the date of receipt of the complete application form by us. The cooling-off right is only applicable for initial investment by individual investors in any Fund for the first time only. The cooling-off right is not applicable to our staff and persons registered with a body approved by the SC to deal in unit trust fund.

The refund for every Unit held by you pursuant to the exercise of the cooling-off right shall be the sum of:

- (a) the NAV per Unit at the point of exercise of the Cooling-off Right ("market price"), if the NAV per Unit on the day the Units were purchased ("original price") is higher than the market price; or
- (b) the original price, if the market price is higher than the original price*,

and the Sales Charge imposed on the day the Units were purchased.

When a cooling-off right is exercised, the money will be refunded to the applicant within seven (7) Business Days of receipt of the notice of cooling-off by the Manager. The withdrawal proceeds will only be paid to you once the Manager has received the cleared payments for the original investment.

Note: * Where the market price is higher than the original price, the Manager may agree to pay you the excess amount, provided that such amount is not paid out of the Fund or the assets of the Fund.

CONTACT INFORMATION

11. Who should I contact for further information or to lodge a complaint?

1. For internal dispute resolution, you may contact:

The Manager

[Affin Bank Berhad](#)

- Registered office and Head Office

Affin Pheim Unit Trusts Berhad (545919-A)
(Formerly known as Pheim Unit Trusts Berhad)
3rd Floor, Menara AFFIN,
Lingkaran TRX, Tun Razak Exchange,
55188 Kuala Lumpur.

- via phone

- via fax

- via email

affinpheimunittrusts@affingroup.com

2. If you are dissatisfied with the outcome of the internal dispute resolution process, please refer your dispute to the Financial Markets Ombudsman Service (FMOS):

- via phone

(603)2272 2811

- via email

<https://complaint.fmos.org.my>

- via letter

Financial Markets Ombudsman Service (FMOS)
Level 14 Main Block
Menara Takaful Malaysia
No. 4, Jalan Sultan Sulaiman
50000 Kuala Lumpur

3. You can also direct your complaint to the SC even if you have initiated a dispute resolution process with FMOS. To make a complaint, please contact the SC's Investor Affairs & Complaints Department:

- via phone

(603)6204 8999

- via fax

(603)6204 8991

- via email

aduan@seccom.com.my

- via online complaint form

available at www.sc.com.my

- via letter

Consumer & Investor Office

Securities Commission Malaysia
No 3 Persiaran Bukit Kiara
Bukit Kiara
50490 Kuala Lumpur

4. Federation of Investment Managers Malaysia (FIMM)'s Complaints Bureau:

- via phone (603)2092 3800
- via fax (603)2093 2700
- via email complaints@fimm.com.my
- via online complaint form www.fimm.com.my
- via letter
Legal, Secretarial & Regulatory Affairs
Federation of Investment Managers Malaysia
19-06-1, 6th Floor Wisma Tune
No. 19, Lorong Dungun
Damansara Heights
50490 Kuala Lumpur

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