

Date of Issuance: 18 November 2024

Product Highlights Sheet

Principal Global Real Estate Fund

Responsibility Statement

This PHS has been reviewed by the authorised committee approved by the directors of Principal Malaysia. Having made all reasonable inquiries, they confirm to the best of their knowledge and belief, that there are no false or misleading statements or omissions of other facts which would make any statement in this PHS false or misleading.

Statement of Disclaimer

The Securities Commission Malaysia has authorised the issuance of the Fund and a copy of this PHS has been lodged with the Securities Commission Malaysia.

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

The Securities Commission Malaysia is not liable for any non-disclosure on the part of Principal Malaysia who is responsible for the Fund and takes no responsibility for the contents of this PHS. The Securities Commission Malaysia makes no representation on the accuracy or completeness of this PHS, and expressly disclaims any liability whatsoever arising from, or in reliance upon, the whole or any part of its contents.

The Manager

Principal Malaysia was incorporated on 13 June 1994 and is a joint venture between Principal Financial Group, Inc. and CIMB Group Sdn. Bhd. Principal Malaysia has experience operating unit trust funds since 1994.

This PHS supersedes the PHS dated 28 February 2023.

This PHS only highlights the key features and risks of this unlisted capital market product. We recommend that you read this PHS together with the Prospectus for Principal Global Real Estate Fund dated 28 February 2023 and its supplementary (if any). You are advised to request, read and understand the Prospectus before deciding to invest.

Brief Information on Principal Global Real Estate Fund

Principal Global Real Estate Fund is an open-ended equity fund issued by Principal Malaysia. The Fund aims to provide income and potential capital appreciation through investments in the real estate market.

The Fund is established as a multi-class fund and is allowed to establish new Class(es) from time to time. This is neither a capital protected fund nor a capital guaranteed fund.

Product Suitability

This Fund is suitable for investors who:

- wish to participate in the opportunities offered by global real estate related securities;
- seek income and capital appreciation over medium to long term; and/or
- can accept that investment returns may fluctuate over the investment period.

Key Product Features

Fund category/Type	Real Estate / Growth & Income.		
Base currency	USD.		
Benchmark	<p>The performance of this Fund cannot be compared directly with any specific publicly available benchmark. However, the Fund has a target return of seven percent (7%) over rolling 3-years.</p> <p>This is not a guaranteed return and is only a measurement of the Fund's performance. The Fund may not achieve the target return in any particular financial year but targets to achieve this growth over the medium to long term.</p> <p>Note: The Fund's benchmark is for performance comparison purpose only. Information on the benchmark can be obtained from www.principal.com.my.</p>		
Investment policy and principal investment strategy	<p>The Fund will invest at least 63% of its NAV in listed real estate securities globally which include but not limited to properties stocks, real estate operating companies ("REOCs") and real estate trusts ("REITs"). REITs is a type of security in a trust structure that invests in real estate through property or mortgages and must maintain dividend payout ratios of at least 90% of their income to investors. REOCs is similar to REITs but are structured as companies that are listed and have no mandatory dividend payout requirements.</p> <p>The Fund will also invest in commercial mortgage-backed securities ("CMBS") which are fixed-income securities that uses commercial real estate loans as collateral. The Fund may invest between 15% to 35% (both inclusive) of its NAV in CMBS which may be investment grade, below investment grade or unrated. The credit rating of the CMBS which the Fund invests in is rated by nationally recognized statistical rating organizations (NRSROs). For unrated CMBS which the Fund invests in, will be determined by the Sub-Manager based on their internal ratings. The Fund may also opt to seek investment exposure via CIS that is in line with the Fund's objective, subject to the requirements of the GUTF.</p> <p>Generally, the Fund will invest approximately 30% in CMBS and 68% in global listed real estate securities allocation mix.</p> <p>The asset allocation strategy for the Fund is as follows:</p> <ul style="list-style-type: none"> ▪ At least 63% of the Fund's NAV will be invested in properties stocks, REITs and REOCs; ▪ Between 15% to 35% (both inclusive) of the Fund's NAV will be invested in CMBS; and ▪ At least 2% of the Fund's NAV may be invested in liquid assets. 		
Launch date	Class MYR:	7 October 2019	Class MYR-Hedged: 7 October 2019
	Class USD:	7 October 2019	
Financial year-end	31 July.		
Distribution policy	<p>Class MYR, Class USD and Class MYR-Hedged:</p> <p>Distribution (if any) is expected to be distributed semi-annual, depending on the availability of realised income and/or realised gains and at our discretion. We also have the discretion to make income distribution on an ad-hoc basis, taking into consideration the level of its realised income and/or realised gains, as well as the performance of the Fund.</p>		
Manager	Principal Asset Management Berhad.		
Sub-Manager	Principal Real Estate Investors LLC.		
Trustee	<p>Before 18 November 2024, Deutsche Trustees Malaysia Berhad</p> <p>After 18 November 2024, HSBC (Malaysia) Trustee Berhad</p>		
Solicitors	Wei Chien & Partners.		

Key Risks

General risks of investing in a unit trust fund	
Returns and capital not guaranteed	The investment of the fund is subject to market fluctuations and its inherent risk. There is NO GUARANTEE on the investment which includes your investment capital and returns, nor any assurance that the fund's objective will be achieved. You should also note that the fund is neither a capital guaranteed fund nor a capital protected fund. However, we reduce this risk by ensuring diligent management of the assets of the fund based on a structured investment process.
Market risk	This risk refers to the possibility that an investment will lose value because of a general decline in financial markets, due to economic, political and/or other factors, which will result in a decline in the fund's NAV.
Inflation risk	This is the risk that your investment in the fund may not grow or generate income at a rate that keeps pace with inflation. This would reduce your purchasing power even though the value of the investment in monetary terms has increased.
Manager risk	This risk refers to the day-to-day management of the fund by the manager which will impact the performance of the fund. For example, investment decisions undertaken by the manager, as a result of an incorrect view of the market or any non-compliance with internal policies, investment mandate, the deed, relevant law or guidelines due to factors such as human error or weaknesses in operational process and systems, may adversely affect the performance of the fund.
Financing risk	This risk occurs when you obtain financing to finance your investment. The inherent risk of investing with money obtained from financing includes you being unable to service the financing payments. In the event units are used as collateral and if the prices of units fall below a certain level due to market conditions, you may be required to pay additional amount on top of your existing instalment. If you fail to do so within the time prescribed, your units may be sold at an unfavourable price and the proceeds thereof will be used towards the settlement of your financing.
Liquidity risk	Liquidity risk refers to the ease of liquidating an asset without causing market dislocation. This depends on the supply and demand as well as the asset's volume or amount traded in the market. If the fund holds assets that are illiquid or difficult to dispose of, or due to liquidity policy applied by the CIS (e.g. suspension of the CIS), the value of the fund and consequently the value of unit holders' investment in the fund may be negatively affected.
Specific risks associated with the investment portfolio of the Fund	
Real estate related securities risk	The performance of real estate related securities depends heavily on the value of its underlying real estate and is susceptible to various market factors, which includes but not limited to economic condition, property vacancy rates, development or construction of new property around the particular area and/or political or regulatory occurrences that affects the real estate business operations and taxation. As such, the NAV of the Fund may be adversely affected should there be a negative development in the factors mentioned above. Nevertheless, the Fund will invest diversely across the countries.
Concentration risk	As the Fund concentrates its investments in real estate industry, it may be less diversified than other funds that invest in a broader range of industries. Hence, the performance of the Fund will be closely correlated to the performance of the real estate industry. At times, the performance of the real estate companies may lag behind the performance of other industry in entirety and consequently, the Fund may not show good performance as compared to the rest of the industries.
Credit and default risk	The Fund will be exposed to a certain degree of credit and default risk of issuers or counterparties when the Fund invests in debt securities, money market instruments and/or places in Deposits. Credit risk relates to the creditworthiness of the issuers or counterparties and their expected ability to make timely payment of interest and/or principal. Any adverse situations faced by the issuers or counterparties may impact the value as well as liquidity of the investments. In the case of rated debt securities, this may lead to a credit downgrade. Default risk relates to the risk that a securities issuer or counterparties either defaulting on payments or failing to make payments in a timely manner which will in turn adversely affect the value of the investments. This could adversely affect the value of the Fund. We aim to mitigate this risk by performing bottom-up and top-down credit research and analysis to determine the creditworthiness of the issuers or counterparties, and impose investment limits on exposures to issuers or counterparties with different credit profiles as a precautionary step to limit any loss that may arise directly or indirectly as a result of a defaulted exposure. CMBS are fixed-income securities and are typically in the form of a bond. They are a group of commercial loans bucketed into various tranches and uses commercial real estate loans as collateral. These tranches are generally ranked from senior or highest quality, to lower quality. The highest quality tranches will receive both interest and principal payments and generally have the lowest risk while the lowest tranche in a CMBS's structure will contain the riskiest loans of the portfolio and possibly speculative loans. As the Fund may invest into any tranches of the CMBS which includes the lowest tranche, such tranche may be more susceptible to default risk by the issuer. Should the risk materialize, the Fund's NAV will be adversely affected.

Country risk	<p>Investments of the Fund in any country may be affected by changes in the economic and political climate, restriction on currency repatriation or other developments in the law or regulations of the countries in which the Fund invests in. For example, the deteriorating economic condition of such countries may adversely affect the value of the investments undertaken by the Fund in those affected countries. This in turn may cause the NAV of the Fund to fall.</p> <p>Where necessary, we will apply for licenses/permits to invest in these countries, and if the licenses/permits are revoked or not renewed (as the case may be) we will seek to invest in other accessible markets.</p>
Risk associated with investing in CIS	<p>Since the Fund may invest into CIS, there is a risk of concentration into CIS, in which the CIS's management company has absolute discretion over the CIS's investment technique and knowledge, operational controls and management. In the event of mismanagement of the CIS and/or the management company, the NAV of the Fund, which invests into those CIS would be affected negatively. Should the situation arise, we will seek for an alternative CIS that is consistent with the objective of this Fund.</p>
Currency risk	<p>There are 2 levels of currency risk associated with the investment of this Fund:</p> <ul style="list-style-type: none"> Currency risk at the Fund's portfolio level As the investments of the Fund may be denominated in currencies other than the base currency of the Fund, any fluctuation in the exchange rate between the base currency of the Fund and the currencies in which the investments are denominated may have an impact on the value of these investments. You should be aware that if the currencies in which the investments are denominated depreciate against the base currency of the Fund, this will have an adverse effect on the NAV of the Fund and vice versa. You should note that any gains or losses arising from the fluctuation in the exchange rate may further increase or decrease the returns of the investment. Currency risk at the Class level You should be aware that the currency risk is applicable to Classes which is denominated in a different currency other than the base currency of the Fund. The impact of the exchange rate movement between the base currency of the Fund and the currency denomination of the respective Classes may result in depreciation of the value of your holding as expressed in the currency denomination of the respective Class(es). As for a hedged Class, the hedged Class itself provides mitigation to the currency risk arising from the difference between the base currency of the Fund and the currency denomination of the Class. While we aim to fully hedge the currency risk for a hedged Class, you should note that it may not entirely eliminate currency risk. In addition, you should note that, as a result of hedging, a hedged Class will not be able to enjoy the full benefits of the currency movement in the event of a favourable movement of the currency denomination of the hedged Class against the base currency of the Fund. You should also note that hedging incurs costs, in which will impact the NAV of a hedged Class. <p>You should realise that currency risk is considered as one of the major risks due to the volatile nature of the foreign exchange market. When deemed necessary, we and/or the Sub-Manager may utilize derivative instruments, subject to the GUTF, to hedge currency risk. If the Fund utilizes derivative for hedging against the base currency of the Fund, you should note that as a result of hedging, the Fund will not be able to enjoy the full benefits of currency movement in the event of a favourable movement of currency.</p>

The above summary of risks does not purport to be an exhaustive list of all the risk factors relating to investments in the Fund and are not set out in any particular order of priority. You should be aware that an investment in a unit trust fund may be exposed to other risks from time to time. If in doubt, you should consult professional advisers for a better understanding of the risks.

Note: *If your investments are made through an IUTA via a nominee system of ownership, you would not be deemed as a Unit holder under the Deed and as a result, you may not exercise all the rights ordinarily conferred to a Unit holder (e.g. the right to call for Unit holders' meetings and the right to vote at a Unit holders' meeting).*

Fees & Charges

	Class MYR*	Class USD	Class MYR-Hedged
Application Fee	Up to 5.00% of the NAV per unit.		
Withdrawal Penalty	Nil.		
Switching Fee	Switching is treated as a withdrawal from a Class and an investment into another Class or Principal Malaysia's fund (or its class). As such, you will be charged a Switching Fee equal to the difference (if any) between the Application Fee of the Class and the Application Fee of the other Class or Principal Malaysia's fund (or its class). Switching Fee will not be charged if the Class or Principal Malaysia's fund (or its class) to be switched into has a lower Application Fee.		
	In addition, we may impose		
	MYR 100	USD 35	MYR 100
	as the administrative fee for every switch. You may negotiate to lower the Switching Fee and/or administrative fee with us or our Distributors. We also have the discretion to waive the Switching Fee and/or administrative fee.		
Transfer Fee	A maximum of MYR 50.00	A maximum of USD 15.00	A maximum of MYR 50.00
	may be charged for each transfer.		

	Class MYR*	Class USD	Class MYR-Hedged
Management Fee	Up to 1.80% per annum of the NAV of the Class.		
Trustee Fee	Up to 0.055% per annum (including local custodian fees and charges but excluding foreign sub-custodian fees and charges) on the NAV of the Fund. The foreign sub-custodian fees and charges is dependent on the country invested and is charged monthly in arrears.		
Other charges payable directly by you when purchasing or withdrawing the units	Any applicable bank charges and other bank fees incurred as a result of an investment or withdrawal will be borne by you.		
Expenses directly related to the Fund or Class	Only expenses that are directly related to the Fund or Class can be charged to the Fund or Class respectively. Examples of relevant expenses are audit fee and tax agent's fee.		
Other fees payable indirectly by you when investing in the Fund	Nil.		

*If the Fund is an EPF-MIS approved fund and you have invested via EPF-MIS, you may be charged an Application Fee of up to 3.00% of the NAV per unit, or such other rate as the EPF may determine.

Note: Subject always to the provisions of the Deed and GUTF, we reserve our sole and absolute discretion without providing any reason whatsoever and at any time to amend, vary, waive and/ or reduce the fees and charges (except for the Trustee Fee), whether payable by the Fund or Class, payable by you to the Fund or payable by any other investors to the Fund.

Transaction Information

	Class(es) of units		
	Class MYR	Class USD	Class MYR-Hedged
Minimum initial investment	MYR 1,000	USD 1,000	MYR 1,000
	or such other amount as we may decide from time to time.		
Minimum additional investment	MYR 100	USD 100	MYR 100
	or such other amount as we may decide from time to time.		
Minimum withdrawal	100 units	100 units	100 units
	or such other number of units as we may decide from time to time.		
Minimum balance	1,000 units	1,000 units	1,000 units
	or such other number of units as we may decide from time to time.		
Regular Savings Plan	RSP allows you to make regular monthly investments of MYR100 or more, directly from your account held with a bank approved by us or our Distributors. The minimum initial investment for the RSP is MYR1,000 or such other amount as we may decide from time to time.	Currently, RSP is not available.	RSP allows you to make regular monthly investments of MYR100 or more, directly from your account held with a bank approved by us or our Distributors. The minimum initial investment for the RSP is MYR1,000 or such other amount as we may decide from time to time.
Switching	Switching will be conducted based on the value of your investment in the Class. The minimum amount for a switch is subject to: <ul style="list-style-type: none"> ▪ for switching out of the Class: <ul style="list-style-type: none"> ○ the minimum withdrawal applicable to the Class; ○ the minimum balance required (after the switch) for the Class, unless you are withdrawing from the Class in entirety; and ○ the Withdrawal Penalty of the Class (if any); ▪ for switching into the Class: <ul style="list-style-type: none"> ○ the minimum initial investment amount or the minimum additional investment amount (as the case may be) applicable to the Class; and ○ the Switching Fee applicable for the proposed switch (if any). You may negotiate to lower the amount for your switch with us or our Distributors.		
Transfer	We may, at our absolute discretion, allow or refuse transfer of units subject to such terms and conditions as may be stipulated in the Deed.		
Cooling-off period	For first time individual investor investing with us, you have six (6) Business Days after your initial investment (i.e. from the date the complete application is received and accepted by us or any of our Distributors) to reconsider its appropriateness and suitability for your investment needs. Within this		

	Class(es) of units		
	Class MYR	Class USD	Class MYR-Hedged
	<p>period, you may withdraw your investment at the same NAV per unit when the units were purchased or prevailing NAV per unit at the point of cooling-off (whichever is lower) (“Refund Amount”). We will pay the Refund Amount including the Application Fee (if any) to you in the currency of the respective Class within seven (7) Business Days, from the date we receive the complete documentations. Please note that the cooling-off right is only given to first time investor investing with us or our Distributors. However, Principal Malaysia’s staff and person(s) registered with a body approved by the SC to deal in unit trust funds are not entitled to the cooling-off right. If the Fund is an EPF-MIS approved fund and you have invested via EPF-MIS, your cooling-off right is subject to EPF’s terms and conditions.</p>		

Note: We reserve our sole and absolute discretion without providing any reason whatsoever and at any time to accept, reject, amend, vary, waive and/or reduce (as the case maybe): (i) your request for a lower amount or number of units when purchasing units (or additional units) or withdrawing units; and/or (ii) the minimum balance. For increase in the number of units for minimum withdrawal and minimum balance, we will require concurrence from the Trustee and you will be notified of such changes.

We may for any reason and at any time, waive or reduce: (a) any fees (except for the Trustee Fee); (b) other charges payable by you to the Fund; and/or (c) transactional values including but not limited to the units or amount, for any Unit holder and/or investments made via any distribution channels or platform.

YOU SHOULD NOT MAKE ANY PAYMENT DIRECTLY OR INDIRECTLY TO ANY INDIVIDUAL AGENT/EMPLOYEE OF THE MANAGER OR ISSUE A CHEQUE IN THE NAME OF AN INDIVIDUAL AGENT/EMPLOYEE OF THE MANAGER WHEN PURCHASING THIS FUND.

Valuations

We will carry out the valuation for the Classes for a Business Day on the next Business Day (T+1) by 4:00 p.m. This is to cater for the currency translation of the foreign securities or instruments to the Fund’s base currency based on the bid exchange rate quoted by Bloomberg or Refinitiv at UK time 4:00 p.m. on the same day (Malaysian time 11:00 p.m. or 12:00 a.m.), or such other time as stipulated in the IMS. The NAV per unit for a Business Day is available on our website at www.principal.com.my after 5:30 p.m. on the following Business Day (T+1). Please refer to the “Unit Pricing” section of the Prospectus for more details.

Avenues to Exit This Investment

To exit from this investment, you may withdraw, switch out or transfer your units holdings to other investors. You may withdraw your investment at the NAV per unit of the Business Day.

Withdrawals can be made from a Class by completing a withdrawal application and submit it to the relevant Distributor or Principal Malaysia’s offices. There is no restriction on the frequency of withdrawals. The amount that you will receive is calculated by the withdrawal value less the Withdrawal Penalty, if any. You will be paid in the currency of the Class (e.g. Class USD Unit holders will be paid in USD) within seven (7) Business Days upon our receipt of the complete withdrawal request. You will have to bear the applicable bank fees and charges, if any.

For more information on the withdrawals, switching, transfer facility and cooling-off period, please refer to the “Transaction Information” chapter of the Prospectus. For more information on the fees and charges incur when you exit from this investment, please refer to “Fees, Charges and Expenses” chapter of the Prospectus.

Fund Performance

Average total return of the Fund

FYE: 31 July 2024 in %	1-Year	3-Year	5-Year	10-Year	Since inception
Fund – Class MYR	5.83	(3.76)	-	-	(0.10)
Fund – Class MYR-Hedged	0.04	(8.51)	-	-	(3.57)
Fund – Class USD	3.87	(6.44)	-	-	(2.01)
Benchmark	7.00	7.00	-	-	6.99

Note: All performance figures have been extracted from Lipper.

Annual total return of the Fund

FYE: 31 July, in %	2024	2023	2022	2021	2020
Fund – Class MYR	5.83	(8.68)	(7.76)	18.68	(5.93)
Fund – Class MYR-Hedged	0.04	(12.58)	(12.45)	19.62	(8.34)
Fund – Class USD	3.87	(9.88)	(12.53)	19.20	(7.10)
Benchmark	7.00	7.00	6.96	7.00	5.94

Note: All performance figures have been extracted from Lipper.

The fund recorded positive return for all classes during the financial year under review, Class MYR, Class MYR-H, and Class USD increased by 5.38%, 0.04%, and 3.87% respectively, underperforming their benchmark which increased by 7.00% during the same period.

Basis of calculation and assumptions made in calculating the returns

Percentage growth	=	$\frac{\text{NAV on that day} - \text{NAV of previous day}}{\text{NAV of previous day}} * 100$	Average total return	=	$\frac{\text{Total returns of the years under review}}{\text{Number of years under review}}$
-------------------	---	--	----------------------	---	--

Portfolio Turnover Ratio (“PTR”)

FYE: 31 July	2024	2023	2022
Fund	0.35	0.38	0.32

During the financial year under review, the Fund’s PTR decreased from 0.38 times to 0.35 times as there were lesser trading activities. As a feeder fund, the turnover reflects the investments and withdrawals in the target fund.

Distribution

FYE: 31 July		2024	2023	2023
Class MYR	Gross distribution per unit (Sen)	-	-	0.51
	Net distribution per unit (Sen)	-	-	0.51
Class MYR-Hedged	Gross distribution per unit (Sen)	-	-	0.25
	Net distribution per unit (Sen)	-	-	0.25
Class USD	Gross distribution per unit (Sen)	-	-	1.07
	Net distribution per unit (Sen)	-	-	1.07

There was no distribution made for the financial year ended 31 July 2024.

Distribution was in the form of cash or reinvested into additional units in the Fund at the NAV per unit on the distribution date.

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

Contact for Further Information / Complaint

- (i) You may contact our Customer Care Centre at (03) 7723 7260 or whatsapp at (6016) 299 9792 for further information or for any dispute resolution. Our Customer Care Centre is available during business hour between 8:45 a.m. and 5:45 p.m. (Malaysian time) from Mondays to Fridays or you can e-mail us at myservice@principal.com.
- (ii) Alternatively, you may also contact:
 - (a) If you are dissatisfied with the outcome of the dispute resolution process with us, please refer your dispute to Securities Industry Dispute Resolution Center (SIDREC):
 - via phone to : 03-2282 2280
 - via fax to : 03-2282 3855
 - via e-mail to : info@sidrec.com.my
 - via letter to : Securities Industry Dispute Resolution Center (SIDREC)
Unit A-9-1, Level 9, Tower A, Menara UOA Bangsar
No. 5, Jalan Bangsar Utama 1, 59000 Kuala Lumpur
 - (b) You can also direct your complaint to the SC even if you have initiated a dispute resolution process with SIDREC. To make a complaint, please contact the SC’s Consumer & Investor Office:
 - via phone to Aduan Hotline at : 03-6204 8999
 - via fax to : 03-6204 8991
 - via e-mail to : aduan@seccom.com.my
 - via online complaint form available at www.sc.com.my
 - via letter to : Consumer & Investor Office
Securities Commission Malaysia
3, Persiaran Bukit Kiara, Bukit Kiara, 50490 Kuala Lumpur

- (c) Federation of Investment Managers Malaysia's Complaints Bureau:
- via phone to : 03-7890 4242
 - via e-mail to : complaints@fimm.com.my
 - via online complaint form available at www.fimm.com.my
 - via letter to : 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

Appendix: Glossary

Application Fee	- Preliminary charge on each investment.
Business Day	- Mondays to Fridays when Bursa Malaysia Securities Berhad is open for trading, and/or banks in Kuala Lumpur and/or Selangor are open for business. Note: We may declare certain Business Days to be a non-Business Day, if the Fund's investment in foreign markets which are closed for business or suspended is at least 50% of the Fund's NAV.
CIS	- Collective Investment Schemes.
Class(es)	- Any class of units representing similar interest in the assets of the Fund.
Class MYR	- The Class issued by the Fund denominated in MYR.
Class MYR-Hedged	- The Class issued by the Fund denominated in MYR that aims to minimize the effect of exchange rate fluctuations between the base currency of the Fund and MYR.
Class USD	- The Class issued by the Fund denominated in USD.
Deed	- The principal deed and any supplemental deed in respect of the Fund.
Deposits	- As per the definition of "deposit" in the Financial Services Act 2013 and "Islamic deposit" in the Islamic Financial Services Act 2013. Note: To exclude structured deposits.
Distributor	- Any relevant persons and bodies appointed by Principal Malaysia from time to time, who are responsible for selling units of the Fund including Principal Distributors and IUTAs.
EPF	- Employees Provident Fund.
EPF-MIS	- EPF Members Investment Scheme.
Fund or GREF	- Principal Global Real Estate Fund.
GUTF	- Guidelines on Unit Trust Funds issued by the SC.
IMS	- Investment Management Standards issued by the Federation of Investment Managers Malaysia.
IUTAs	- Refers to Institutional Unit Trust Scheme Adviser, a corporation registered with Federation of Investment Managers Malaysia and authorised to market and distribute unit trust schemes of another party.
Management Fee	- A percentage of the NAV of the Class that is paid to us for managing the portfolio of the Fund.
medium to long term	- Refers to a period of three (3) years or more.
MYR	Malaysian Ringgit.
NAV	- Net Asset Value.
NAV of the Fund	- The value of all the Fund's assets less the value of all the Fund's liabilities, at the point of valuation. For the purpose of computing the annual Management Fee (if any) and annual Trustee Fee (if any), the NAV of the Fund should be inclusive of the Management Fee and Trustee Fee for the relevant day. The NAV of a Class is the NAV of the Fund attributable to a Class at the same valuation point.
NAV per unit	- The NAV attributable to a Class divided by the number of units in circulation for that Class, at the valuation point.
Principal Distributors	- Refers to the authorised unit trust scheme consultants registered with Principal Malaysia.
Principal Malaysia or the Manager	- Principal Asset Management Berhad.
PHS	- Refers to Product Highlights Sheet, this document issued by us that contains clear and concise information of the salient features of the Fund.
Prospectus	- Refers to the prospectus dated 28 February 2023 and the first supplemental prospectus dated 18 November 2024 in respect of the Fund issued by us describing the details of the Fund.
RSP	- Regular Savings Plan.
SC	- Securities Commission Malaysia.

Sub-Manager	- A fund management company/ asset management company that assumes all or part of the investment function role of the Manager. Currently, the Sub-Manager for the Fund is Principal Real Estate Investors LLC.
Switching Fee	- A charge that may be levied when switching is done from one (1) fund to another.
Transfer Fee	- A nominal fee levied for each transfer of units from one (1) Unit holder to another.
Trustee	- HSBC (Malaysia) Trustee Berhad.
Trustee Fee	- A percentage of the NAV of the Fund that is paid to the Trustee for its services rendered as trustee for the Fund.
UK	- United Kingdom.
Unit holder	- The registered holder for the time being of a unit of the Fund including persons jointly so registered.
USD	- United States Dollar.
Withdrawal Penalty	- A penalty levied upon withdrawal under certain terms and conditions (if applicable).

Notes: *Unless the context otherwise requires,*

- *words importing the singular number should include the plural number and vice versa;*
- *reference to any rules, regulations, guidelines, standards, directives, notices, legislations or statutes in this PHS shall be reference to those rules, regulations, guidelines, standards, directives, notices, legislations or statutes for the time being in force, as may be amended, varied, modified, updated, superseded and/or re-enacted, from time to time;*
- *time, day or date disclosed in this PHS shall be a reference to that time, day or date in Malaysia; and*
- *reference to “days” in this PHS will be taken to mean calendar days unless otherwise stated.*