

กองทุนเปิดเคแอม เวิลด์ พร็อพเพอร์ตี้ ฟันด์
KTAM World Property Fund
KT-PROPERTY-P
ชนิดผู้ลงทุนกลุ่ม/บุคคล
Fund Type / Fund Category

- Open-end Equity Fund, Feeder fund, Sector Fund, Foreign Investment Fund
- Group Fund of Property fund - Foreign

Investment Policy and Strategy

- Investing in a single fund, namely the Global Property Equities Fund (the master fund). Average weight is at least 80% of NAV. the master fund aim to generate long term capital appreciation by investing in equities of property companies or real-estate investment trusts (or their equivalents) that are listed or traded on a regulated exchange and derive core revenue from the ownership, management and/or development of property assets throughout the world.
- The master fund is managed by Henderson Fund Management (Luxembourg) S.A.
- The fund may invest and hold foreign-currency derivatives to hedge against FX risks.
- The fund aims to track the performance of the master fund. The master fund's objective is to outperform its benchmark (Active Management).

Fund Performance (%)

	YTD	3 Month	6 Month	1 Year*	3 Year*	5 Year*	10 Year*	Since
Fund Return		1.23	4.38					2.49
Benchmark Return		1.47	5.17					3.69
Peer Average		1.72	4.09					
Fund Stadar Deviation		9.89	11.10					15.97
Benchmark Stadar Deviation		9.91	11.13					16.29

Remark : * % p.a.

Risk Level

Low



High

High Risk

Risk Level : 7 Sector Fund, The Fund has net exposure to specifically invest in certain type of equity sector by averaging accounting period with no less than 80 percent of the NAV.

Fund Information

Registered Date	23/09/11
Share Class Launch Date	02/12/24
Dividend Policy	No dividend
Fund Maturity	None

Portfolio Manager

Mr. Peerapong Kitjakarn	Since 02/12/24
Miss Wangamon Leewanich	Since 02/12/24

Benchmark

The Master Fund's Performance: adjusted for foreign exchange risk hedging costs at time of investment in order to translate the performance data into Thai Baht, at approximately 80%, and converted into Thai Baht as of date of performance measurement, at approximately 20%

Warning

- Investment in a fund is not the same as a cash deposit.
- Past performance is not a guarantee of future results.

Anti-Corruption : Certified by CAC

Morningstar® Sustainability Rating™



Full Prospectus


www.ktam.co.th

Investors can study Liquidity Risk Management Tools in the prospectus.

Subscription	Redemption
Subscription date : Every business day of the fund	Redemption date : Every business day of the fund
Business hours : 8:30 a.m. - 3:30 p.m.	Business hours : 8:30 a.m. - 3:30 p.m.
Min Initial Subscription : 1.00 Baht	Min Redemption : None
Min Subsequent Subscription : 1.00 Baht	Min Outstanding Balance : None
Settlement Period : T+4, which is 4 business days after the redemption order.	

Remark : The redemption payment will exclude foreign holidays. The payment period will not exceed 5 business days from the NAV calculation date.

Fees Charged to the Fund (%p.a. of NAV)		
Fees	Maximum Rate	Actual Rate
Management Fee	1.0700	0.6420
Total expenses	4.0339	0.8459

Remark : *Rates shown include VAT, special business tax, and other similar taxes (if any)
 Rebate fee 0.80% of NAV *Total expenses (actually collected) belong to the previous fiscal year.

Fees Charged to the Unitholder (% of Transaction Amount)		
Fees	Maximum Rate	Actual Rate
Front-end Fee	5.350	Currently Waived
Back-end Fee	3.210	Currently Waived
Switching-in Fee	5.350	Currently Waived
Switching-out Fee	3.210	Currently Waived
Transfer Fee	See Remark	See Remark

Remark : * Rates shown already include VAT, special business tax, and similar taxes (if any).
 ** Transfer fee subjected to rate charged by the Registrar.

Statistics Data	
Maximum Drawdown	-15.48 %
Recovering Period	N/A
FX Hedging	50.54 %
Portfolio Turnover Rate	0.57
Sharpe Ratio	N/A
Alpha	N/A
Beta	N/A

Country Allocation of the Master Fund	
Country	% NAV
UNITED STATES	64.51
JAPAN	9.48
AUSTRALIA	6.65
SINGAPORE	4.82
UNITED KINGDOM	3.73

Remark : Master Fund Information as of 30/09/25

Sector Allocation of the Master Fund	
Sector	% NAV
RealEstate	98.39
ConsumerCyclical	1.61

Remark : Master Fund Information as of 30/09/25

Asset Allocation		Top 5 Holdings	
Asset Type	% NAV	Assets	% NAV
Unit Trust - Equity Fund	98.15	Unit Trust Janus Henderson Horizon Global Property Equities Fund	98.15
Bank Deposit	2.08	Remark :	
Other Asset and Liability	-0.23	Top 5 Holdings of the Master Fund	

Remark :		Assets	% NAV
		Equinix Inc	5.93
		Prologis Inc	5.60
		Welltower Inc	4.70
		Digital Realty Trust Inc	4.40
		Ventas Inc	3.83

Remark : Master Fund Information as of30/09/25

Investment in other funds more than 20% (domestic funds and/or foreign funds)		
Fund Name : Unit Trust Janus Henderson Horizon Global Property Equities Fund	ISIN code : LU0209137388	
	Bloomberg code : HHGPEA2 LX	

Definitions

Maximum Drawdown the fund's largest percentage loss over the past 5 years (or since inception if the fund has been operating for less than 5 years) measured from peak NAV/unit to lowest NAV/unit during a decline. The Maximum Drawdown helps provide some indication of the risk of potential loss when investing in the fund.

Recovering Period the time it takes to regain losses; this data provides information about how long it took to climb back from the largest loss to a former peak.

FX Hedging the percentage of foreign investments that are hedged against foreign exchange risk.

Portfolio Turnover illustrates how active the portfolio is traded during a particular period. This is calculated by dividing the value of total purchases in 1 year or the value of total sales in 1 year, whichever is lower, by the fund's average NAV over the same period being measured. A fund with a high Portfolio Turnover ratio denotes that its portfolio managers actively trade the securities in the portfolio; this incurs considerable trading costs which should be taken into consideration in comparison with the performance of fund to ascertain whether the active trading activity is well justified.

Sharpe Ratio the ratio between excess return achieved by the fund compared to investment risks taken. It is determined from the difference between the fund's return and the Risk-Free Rate, compared to the fund's volatility (Standard Deviation). The Sharpe Ratio reflects the excess return the fund generates given its risk exposure. A fund with a higher Sharpe Ratio denotes a better-managed fund since it is able to generate a higher return over a similar risk exposure.

Alpha excess return generated by the fund when compared to its benchmark index. A high Alpha figure illustrates that the fund is able to achieve a higher return than the benchmark due to the fund managers' ability to select good investments and appropriate timing.

Beta magnitude and direction of the performance of securities in the portfolio relative to the market's return. A Beta lower than 1 denotes that the return of the securities in the portfolio is less sensitive to changes in the market's return. A Beta higher than 1 indicates that the return of the securities in the portfolio deviates by a larger magnitude in comparison to changes in the market's return.

Tracking Error the fund's ability to replicate the performance of its benchmark index is measured as Tracking Error. A low figure shows that the fund can efficiently match the benchmark's movement and generate similar performance. A fund with a high tracking error will generally have average returns that deviate from the benchmark index.

Yield to Maturity the return from investment in a fixed income instrument that is held until maturity. It is calculated from the stream of coupon payments to receive in the future plus the principal to be paid back, adjusted into present value terms. It indicates the overall return of a fixed income fund by summing the weighted average Yield to Maturity of each fixed income instrument in the portfolio. Since Yield to Maturity is expressed as a percentage per annum, it can be conveniently used to compare fixed income funds which will hold their debt securities until maturity and have similar investment policies.

"Important Notice: This document has been translated from Thai. If there is any inconsistency or ambiguity between the English version and the Thai version, the Thai version shall prevail."

Sustainability Rating as of 30/09/2025

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Corporate and Sovereign Sustainability Score and Investment Style as of 30/09/2025

Morningstar's Sustainability Score incorporates Sustainalytics' company and country-level analysis.

Limitation of Liabilities

* The company uses data that is generally distributed widely as well as data from Morningstar which collects data about the master fund. Data presented in this document are from sources which the company considers reliable, although not within the scope of being able to be verified independently. The company cannot guarantee that the aforementioned data are accurate or complete and shall not be held responsible for any factual inaccuracies nor held responsible for loss or damages incurred by someone who used the data.

Investors should not make an investment decision that solely relies on this particular document. Investors should review the full fund prospectus in conjunction with the various risk factors faced by the fund.

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