

## BCAP Global Property and Infrastructure Flex Fund (BCAP-GPROP)

### Fund Type / Group Fund

- Alternative Asset Fund / Fund of Funds / Exposed to Local and Foreign Investment Risk
- Group Fund : Fund of Property fund-Thai+Foreign

### Investment Policy and Strategy

- The Fund has a policy to invest in the investment units of property funds and/or investment units of infrastructure funds and/or unit trusts of REITs, whether directly or indirectly, both onshore and offshore including investment units that are in the process of investment units distribution or initial public offering, in 2 or more funds in order to have a net exposure, average in an accounting period not less than 80% of the Fund's NAV. The investment ratio in each fund, average in an accounting period, shall not be more than 79% of the Fund's NAV. The proportion of investment in investment units of each fund shall be as per the discretion of the Fund Managers which may be adjusted depending on the investment situation or forecast of investment situation at any given time. The Fund will invest offshore, average in an accounting period, not more than 79% of the Fund's NAV.
- The Fund may invest in derivatives for efficient portfolio management or for hedging purposes depending on the discretion of the Fund Managers.
- Investment strategy : Active Management

### Risk Level



#### Very High Risk

Investing in alternative assets such as REITs/infrastructure funds/property funds, etc., on average no less than 80% of NAV in fund's accounting year

### About the Fund

Registration Date 31 March 2020

Dividend Policy Yes

Maturity None

### List of Fund Managers

Mr.Suphanut Hansakulbuntherng (20 May 2025)

Mr.Trirat Puttaraksa (20 May 2025)

### Performance of Fund and Benchmark over the Past 5 Calendar Years (% p.a.)



Note: In the year of registration if the Fund's operating period is shorter than 1 calendar year, the performance shown will be of the first calendar year since inception date until the last business day.

### Benchmarks

1. FTSE EPRA NAREIT Global REITS Net Total Return Index 60.00% of NAV adjusted by the exchange rate in order to calculate the Baht return as of the date of calculation of return

2. SET Property Fund & REITs Total Return Index 40.00% of NAV

This Fund aims to refer the index for Portfolio Composition

### Cumulative Performance (% p.a.)

	YTD	3 Month	6 Month	1 Year
BCAP-GPROP	1.85	2.29	5.65	5.87
Benchmark	1.07	2.96	7.35	5.73
Avg. for similar fund type	0.53	2.73	9.03	12.15
SD of BCAP-GPROP	9.61	8.38	8.59	10.57
SD of Benchmark	8.80	7.45	7.70	9.81

  

	3 Year	5 Year	10 Year	Since Inception
BCAP-GPROP	1.44	2.64	N/A	4.16
Benchmark	1.88	4.41	N/A	5.15
Avg. for similar fund type	-0.12	-0.45	N/A	N/A
SD of BCAP-GPROP	11.07	11.40	N/A	12.86
SD of Benchmark	10.29	10.72	N/A	12.30

### Notice

- Investment in a fund is not a cash deposit.
- The fund's past performance does not guarantee future performance.

Anti-Corruption Progress Indicator :  
 Certified by CAC  
 Investors may review details about  
 liquidity management tools in the  
 fund's full prospectus.

Full Prospectus



www.bcap.co.th

**Subscription Investment Units**

**Subscription Dates :** Every trading day

- Selling Agent/ Dollar Cost Averaging : 8.30 – 15.30 hrs.\*

- Bangkok Bank Mobile Banking : Every day, 24 hrs. a day\*\*

**Minimum Initial Purchase Amount :** 500 Baht

**Minimum Subsequent Purchase Amounts :** 500 Baht

**Redemption Investment Units**

**Redemption Date :** Every trading day

- Selling Agent : 8.30 – 15.30 hrs.\*

- Bangkok Bank Mobile Banking : Every day, 24 hrs. a day\*\*

**Minimum Redemption Amount :** None

**Minimum Outstanding Amount :** None

**Period of Acceptance of Redemption :** Within T+7

business days normally money will be received within T+3 business days (T= order date)

**Statistics**

Maximum drawdown	-31.35 %
Recovering Period	N/A
FX Hedging	N/A
Portfolio Turnover Ratio	0.11

\*Depend on each selling agent

\*\*Subscription and redemption order after 4 p.m. onwards or on holiday will be operate in the next trading day

**Fees charged to the Fund** (% of NAV per year)

Fee	Maximum	Actual
Management	1.20%	1.07%
Total Expense	2.14%	1.36165%

Note

- The aforementioned fees and expenses are inclusive of VAT and any other similar taxes (if any)

- The expenses are the rates based on the current fiscal year. For more information, please refer to the prospectus.

**Fees Charged to the Unitholders** (% of NAV)

Fee	Maximum	Actual
Front-end	1.07%	0.535%
Back-end	1.07%	Currently not charged
Switching in	Subscription Price will be used which already includes the Front-end Fee	
Switching out	Redemption Price will be used which already includes the Back-end Fee	
Transfer	Baht 50 per 1,000 Investment Units or fraction of 1,000 Investment Units	

Note

- The aforementioned fees and expenses are inclusive of VAT and any other similar taxes (if any).

- Management Company may charge the Front-end Fee and the Back-end Fee to each group of investors differently for more details can be found at other information.

**Foreign Country Exposure**

% NAV

**Top 5 Sectors**

% NAV

**Proportion of types of assets to be invested**

% NAV

1. Unit Trust
2. Real Estate Investment Trust
3. Infrastructure Fund
4. Cash

- 76.38
- 19.74
- 2.10
- 2.04

**TOP 5 Holding Assets**

% NAV

1. ISHARES Global REIT ETF (REET US) 54.48
2. WELLINGTON ENDURING ASSETS FUND 11.20
- USD N ACCUMULATING UNHEDGED (WMEATNA ID)
3. BSF Global Real Asset Securities Fund D2 10.70
- USD (BSGRD2U)
4. CPN RETAIL GROWTH LEASEHOLD REIT 3.32
- (CPNREIT)
5. FRASERS PROPERTY THAILAND 3.10
- INDUSTRIAL FREEHOLD & LEASEHOLD RE (FTREIT)

**Credit Rating (%)**

-

**Holdings in Other Funds Exceeding 20% of NAV (Local and/or Foreign Fund)**

Fund name : ISHARES Global REIT ETF

ISIN code : US46434V6478

Bloomberg code : REET US

**Other information**Fees Charged to the Unitholders

1. At the rate not more than the percentage of the value of the Investment Units and the Management Company may charge the Front-end Fee and the Back-end Fee to each group of investors differently as follows:

1.1) The Management Company will waive the Front-end Fee and the Back-end Fee for provident funds and/or private funds and/or funds under the management of the Management Company.

1.2) For customers who do not fall in the category of No. 1.1, the Management Company will charge the Front-end Fee and the Back-end Fee at the rate of 100% of the actual Front-end Fee and the Back-end Fee.

**GLOSSARY**

**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 Ratio** 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 trades 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.

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กองทุนเปิด BCAP-GPROP

มกราคม				
จ	อ	พ	พฤ	ศ
			1	2
5	6	7	8	9
12	13	14	15	16
19	20	21	22	23
26	27	28	29	30

กุมภาพันธ์				
จ	อ	พ	พฤ	ศ
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มีนาคม				
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เมษายน				
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สิงหาคม				
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31				

กันยายน				
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ตุลาคม				
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พฤศจิกายน				
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ธันวาคม				
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