

Bualuang Infrastructure and Real Estate Fund of Funds

B-IR-FOF

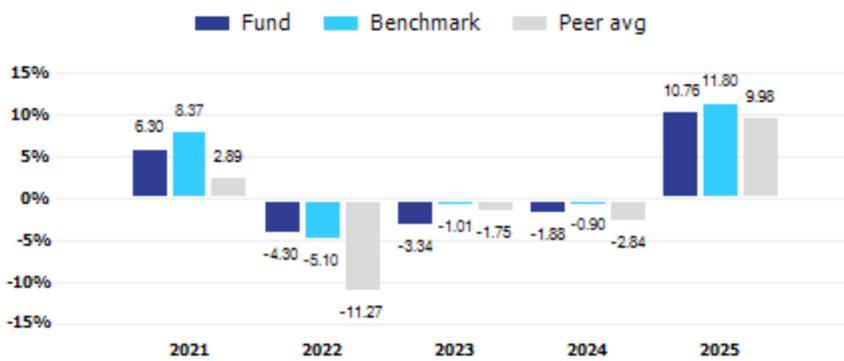
Type of Mutual Fund / Peer group of Mutual Funds

- Alternative Asset Fund/ Cross Investing Fund/ Fund of Funds
- Exposed to Local and Foreign Investment Risk
- Fund of Property Fund - Thai and Foreign

Investment Policy and Strategy

- The Fund has a policy in the Investment Units of Property Fund and/or REITs and/or Infrastructure Fund and/or ETF that focuses on investing in the Investment Units of Property Fund or REITs or Infrastructure Fund, averaged in an accounting year not less than 80% of the NAV.
- The proportion of foreign investment shall be averaged in an accounting year not more than 79% of the NAV.
- The proportion of Property Fund and/or REITs and/or Infrastructure Fund under the same management averaged in an accounting year not more than 60% of the NAV.
- Invest in derivatives to hedge depending on the discretion of the Fund Manager and/or for the EPM and/or structured note.
- The Fund expects returns higher than the Benchmark. (Active Management)

Calendar year performance (% per annum)

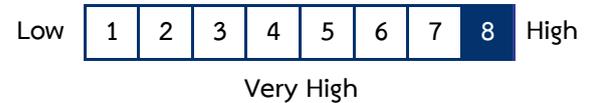


Past performance at specific periods (as of 31 January 2026)

	YTD	3M	6M	1Y*
Fund	0.59	3.48	11.46	13.70
Benchmark	1.29	3.78	11.02	15.27
Peer group average	0.53	2.73	9.03	12.15
Fund standard deviation	7.23	6.51	7.18	10.59
Benchmark standard deviation	10.02	6.01	6.65	10.34
	3Y*	5Y*	10Y*	Since inception*
Fund	0.59	1.86	N/A	-0.75
Benchmark	1.92	3.18	N/A	-0.39
Peer group average	-0.12	-0.45	3.00	N/A
Fund standard deviation	9.39	8.85	N/A	11.24
Benchmark standard deviation	9.51	9.21	N/A	12.15

* % per annum

Risk Level



The Fund has a net exposure in alternative assets: Property Fund, REITs, Infrastructure Fund, ETF that focuses on investing in the Investment Units of Property Fund or REITs or Infrastructure Fund, averaged in an accounting year not less than 80% of the NAV.

Fund Information

Registration Date	5 September 2019
Class Launch Date	-
Dividend Payment Policy	Dividend
Fund Duration	Indefinite

Fund Managers

1. Mr.Chatchawan Simathamnan (1 January 2025)
2. Ms.Wanalee Treesamphan (20 October 2025)

Benchmarks

1. PF&REIT Total Return Index at : 50.00%
 2. Bloomberg Singapore REIT Net Return Index adjusted by the exchange rate to calculate the returns in Baht as of the date of calculation at : 50.00%
- Benchmarks: Used as a representative of portfolio composition.

Warning

- Investments in the mutual fund are not deposits.
- The mutual fund's past performance does not guarantee future results.

Anti-corruption participation : Certified by CAC

Morningstar Fund Rating ★★★★★

Prospectus (Thai version)



"Investors can study liquidity risk management tools in the prospectus."

<https://www.bblam.co.th/?cID=8241>

Subscription of Units

Subscription Date: Every trading day of the Fund

Business Hours: 8.30 - 15.30 hrs.

Minimum First Subscription: 500 baht

Subscription:

Minimum Subsequent Subscription: 500 baht

Subscription:

Redemption of Units

Redemption Date: Every trading day of the Fund

Business Hours: 8.30 - 15.30 hrs.

Minimum Redemption Amount: None

Amount:

Minimum Outstanding Amount: None

Amount:

Payment Period*: T+5

Remark: *The redemption payment period is within 5 business days from the date of redemption. (T+5)

(currently T+5) T = trading days

The Unitholders can view Trading Days of the Fund at <https://www.bblam.co.th/?cid=8300>.

Fees Charged to the Fund (% of NAV per annum)

Item	Not more than	Actual
Management Fee	1.0700	1.0700
Total Expenses	2.1400	1.3514

Remark: The Fees are inclusive of VAT and any other similar applicable taxes.

In case the Fund invests in investment units of mutual funds under the same management the Management Company shall not charge the management fee duplicate. More information can be found in the prospectus.

The Management Company may consider changing the actual fees to be in line with the strategy or management expenses.

Fees Charged to the Unitholders (% of trading value)

Item	Not more than	Actual
Front-end fee	1.00	0.50
Back-end Fee	None	None
Switching-in Fee	Subscription Price will be used which already includes the Front-end Fee	
Switching-out Fee	Redemption Price will be used which already includes the Back-end Fee	
Transfer Fee	50 baht per 1,000 units or fractions of 1,000 units	50 baht per 1,000 units or fractions of 1,000 units

Remark: The Fees are inclusive of VAT and any other similar applicable taxes.

In case the Fund invests in investment units of mutual funds under the same management the Management Company will not call collect redundant Front-end or Back-end fees. More information can be found in the prospectus.

Back-end fee The Management Company will waive the back-end fee for the Provident Fund and the Private Fund under the management of BBLAM.

Switching Fee (in/out) None, but in case the Initial Fund used the redemption price and the Destination Fund used the subscription price, which includes the back-end fee or the front-end fee in the price.

The Management Company may consider changing the actual fees to be in line with the strategy or management expenses.

Statistical Information

Maximum drawdown	-18.96 %
Recovering Period	N/A
FX Hedging	N/A
Portfolio Turnover Ratio	0.17
Sharpe Ratio	-0.14
Alpha	-1.33
Beta	0.55
Tracking Error	N/A
Average Maturity of Debt	N/A
Instruments	
Yield to Maturity	N/A

Country Allocation

	% NAV
SINGAPORE	45.69

Top 5 Sector Allocation

-

Portfolio Breakdown

	% NAV		% NAV
Mutual Fund Units	95.23	FRASERS PROPERTY REIT	9.63
Other Assets / Liabilities	4.67	CapitaLand Integrated Commercial Trust	9.13
Deposits	0.10	WHA PREMIUM GROWTH TRUST	8.71
		CapitaLand Ascendas REIT	8.61
		Axtra Future City Freehold & Lshld REIT	5.96

Top 5 Holdings**Credit Rating Breakdown (%)**

-

Investment exceeding 20% of NAV in other funds (domestic funds and/or foreign funds)

-

Other Information

Dividend Payment Policy

Not more than 4 times/year or as per the Management Company's discretion. The dividend paid not more than 100% from retained earnings or net profit or increasing in net operation assets. The Management Company reserves the right not to payout dividends in any period if it deemed that such payment will not cover the expenses for paying out dividends but will carry such amount forward to the next accounting period. This is in order to save on expenses for paying out dividends.

Subscription Channel

- BBLAM/ Selling Agents/ Dollar Cost Averaging* : 8.30 - 15.30 hrs.
- Bangkok Bank Internet Banking/ Bangkok Bank Mobile Banking/ Bangkok Bank Call Center/ BF Fund Trading** : Every day, 24 hrs. a day***

Redemption Channel

- BBLAM/ Selling Agents : 8.30 - 15.30 hrs.
- Bangkok Bank Internet Banking/ Bangkok Bank Mobile Banking/ Bangkok Bank Call Center/ BF Fund Trading** : Every day, 24 hrs. a day***

Remark:

* Transaction via BBL branches/ Bangkok Bank Mobile Banking/ BLA and BF Fund Trading.

** Subscription orders after 15.00 hrs. on the Trading Day or subscription orders on holidays, the orders shall be considered as orders for the next Trading Day using the price calculated at the end of the next the Trading Day, and Redemption orders after 15.30 hrs. on the Trading Day or redemption orders on holidays, the orders shall be considered as orders for the next Trading Day using the price calculated at the end of the next the Trading Day.

*** Subscription/Redemption orders (except BF Fund Trading) after 16.00 hrs. on the Trading Day or subscription/redemption orders on holidays, the orders shall be considered as orders for the next Trading Day using the price calculated at the end of the next the Trading Day.

Investors are able to access the semi-annual and annual report of the Mutual fund via www.bblam.co.th.

Explanation

Maximum Drawdown refers to the maximum percentage of loss of the mutual fund over the past five years (or since inception if the fund has been established less than five years), as measured from NAV per unit from peak to trough when NAV per unit declines. Maximum Drawdown is the information that helps determine the risk of loss from investing in the mutual fund.

Recovering Period refers to the recovering period as information for investors on how long it will take for the fund to recover, measuring from the point of maximum loss to the point of recovery of initial investment.

FX Hedging refers to the percentage of investments denominated in foreign currencies and are hedged against foreign exchange risk.

Portfolio Turnover Ratio refers to the frequency of securities trading in the mutual fund's portfolio over a period. The calculation is based on the lower amount between the total amount of securities purchased and the total amount of securities sold within a one-year period, divided by the average NAV of the mutual fund in the same period. The mutual fund with a high Portfolio Turnover Ratio indicates the higher frequency of securities trading by the fund managers, causing higher cost of securities trading. Therefore, the ratio must be compared with the mutual fund's performance to assess the worthiness of such securities trading.

Sharpe Ratio is the ratio between the mutual fund's marginal return compared with its investment risk, calculated from the difference between the rate of return of the mutual fund and the risk-free rate, in comparison with the mutual fund's standard deviation. The Sharpe Ratio reflects the increase in the rate of return that the mutual fund should receive to compensate the risk received by the mutual fund. A mutual fund with a higher Sharpe Ratio will indicate better investment management efficiency as it has higher returns under the same risk level.

Alpha refers to the excess return of a mutual fund upon comparison with the benchmarks. Having high Alpha means the fund can generate higher returns than the benchmarks, due to the efficiency of the fund managers in selecting or finding an appropriate timing to invest in securities.

Beta refers to the level and direction of changes in the rate of return of securities in the mutual fund's investment portfolio by comparing with market movements. Beta lower than 1 indicates that the change in the rate of return of the securities in the investment portfolio is lower than market movements for that group of securities and vice versa.

Tracking Error indicates the effectiveness of the fund's returns in tracking the benchmarks. If the Tracking Error is low, it means that the mutual fund is efficient in generating returns close to the benchmarks. A mutual fund with high Tracking Error will have the average return deviating more from its benchmarks.

Yield to Maturity refers to the rate of return on investment in debt instruments held until maturity. It is calculated based on the interests to be received in the future throughout the lifespan of the instruments and the principals to be repaid, discounted as the present value. It is used to measure the rate of return of a fixed income fund, calculated from the weighted average of yield to maturity of each debt instrument in which the fund invested. Since the yield to maturity is in percentage per year, it can be used to compare the rates of return between fixed income funds with an investment policy to hold debt instruments until maturity and with similar investment characteristics.

Selling Agents:

- Bangkok Bank PLC. Tel. 1333 Bualuang Securities PLC. Tel. 0-2231-3777 or 0-2618-1000
- Bangkok Life Assurance PLC. Tel. 0-2777-8999 Asia Plus Securities Co., Ltd. Tel. 0-2680-1234
- Phillip Securities (Thailand) PLC. Tel. 0-2635-1700 Kiatnakin Phatra Securities PLC. Tel. 0-2305-9449
- DBS Vickers Securities (Thailand) Co., Ltd. Tel. 0-2657-7000 Krungsri Securities PLC. Tel. 0-2659-7000
- Finnomena Mutual Fund Brokerage Securities Co., Ltd. Tel. 0-2026-5100 Ext. 1 InnovestX Securities Co., Ltd. Tel. 0-2949-1000
- KGI Securities (Thailand) PLC. Tel. 0-2658-8889 Pine Wealth Solution Securities Co., Ltd. Tel. 0-2095-8999
- Yuanta Securities (Thailand) Co., Ltd. Tel. 0-2009-8000 KKP Dime Securities Co., Ltd. Line: @dime.finance Email: contact@dime.co.th
- Daol Securities (Thailand) PLC. Tel. 0-2351-1800 Maybank Securities (Thailand) PLC. Tel. 0-2658-5050
- Kasikom Securities PLC. Tel. 0-2796-0011

BBL Asset Management Company Limited

175 Sathorn City Tower Flr. 7th, 21st and 26th South Sathorn Road, Thungmahamek, Sathorn, Bangkok 10120 Tel. 0-2674-6488 Website: www.bblam.co.th Email: crm@bblam.co.th



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

กุมภาพันธ์ / February				
จ	อ	พ	พฤ	ศ
Mon	Tue	Wed	Thu	Fri
2	3	4	5	6
9	10	11	12	13
16	17	18	19	20
23	24	25	26	27

มีนาคม / March				
จ	อ	พ	พฤ	ศ
Mon	Tue	Wed	Thu	Fri
2	3	4	5	6
9	10	11	12	13
16	17	18	19	20
23	24	25	26	27
30	31			

เมษายน / April				
จ	อ	พ	พฤ	ศ
Mon	Tue	Wed	Thu	Fri
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	

พฤษภาคม / May				
จ	อ	พ	พฤ	ศ
Mon	Tue	Wed	Thu	Fri
				1
4	5	6	7	8
11	12	13	14	15
18	19	20	21	22
25	26	27	28	29

มิถุนายน / June				
จ	อ	พ	พฤ	ศ
Mon	Tue	Wed	Thu	Fri
1	2	3	4	5
8	9	10	11	12
15	16	17	18	19
22	23	24	25	26
29	30			

กรกฎาคม / July				
จ	อ	พ	พฤ	ศ
Mon	Tue	Wed	Thu	Fri
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	31

สิงหาคม / August				
จ	อ	พ	พฤ	ศ
Mon	Tue	Wed	Thu	Fri
3	4	5	6	7
10	11	12	13	14
17	18	19	20	21
24	25	26	27	28
31				

กันยายน / September				
จ	อ	พ	พฤ	ศ
Mon	Tue	Wed	Thu	Fri
	1	2	3	4
7	8	9	10	11
14	15	16	17	18
21	22	23	24	25
28	29	30		

ตุลาคม / October				
จ	อ	พ	พฤ	ศ
Mon	Tue	Wed	Thu	Fri
			1	2
5	6	7	8	9
12	13	14	15	16
19	20	21	22	23
26	27	28	29	30

พฤศจิกายน / November				
จ	อ	พ	พฤ	ศ
Mon	Tue	Wed	Thu	Fri
2	3	4	5	6
9	10	11	12	13
16	17	18	19	20
23	24	25	26	27
30				

ธันวาคม / December				
จ	อ	พ	พฤ	ศ
Mon	Tue	Wed	Thu	Fri
	1	2	3	4
7	8	9	10	11
14	15	16	17	18
21	22	23	24	25
28	29	30	31	

วันหยุดทำการซื้อขายหน่วยลงทุน / Official holidays of the Fund

หมายเหตุ: เนื่องจากอาจมีการเปลี่ยนแปลงวันหยุดทำการซื้อขายหน่วยลงทุนดังกล่าว ผู้ลงทุนสามารถสอบถามวันทำการซื้อขายของกองทุนได้ที่บริษัทจัดการและหรือผู้สนับสนุนการขายหรือรับซื้อคืน หรือดูตารางแสดงวันทำการซื้อขายล่าสุดได้ที่เว็บไซต์ www.bbiam.co.th

Note: Since there may be changes to the Trading Days of the Fund, investors can enquire the updated Trading Days of the Fund at the office of the Management Company or the Selling Agents or visit www.bbiam.co.th.