

PRODUCT HIGHLIGHTS SHEET

Areca REIT Leverage Fund

(Date of Constitution: 25 November 2021)

RESPONSIBILITY STATEMENT

This Product Highlights Sheet has been reviewed and approved by the Directors of Areca Capital Sdn Bhd and collectively and individually accept full responsibility for the accuracy of all information contained herein and confirm, having made all enquiries which are reasonable in the circumstances, that to the best of their knowledge and belief, there are no other facts omitted which would make any statement herein misleading.

SPECIFIC RISK DISCLOSURE STATEMENTS

The Fund is suitable only for Sophisticated Investors who understand the degree of risks involved and believe that the investment is suitable to them based upon their investment objectives and financial needs; accept the investment strategy of the Fund according to their risk appetite; have no need for liquidity of the investment monies; and who are able to bear the loss of a substantial portion or even all of the money they invest in.

The Fund presents a different risk than other types of funds. The Fund uses Leverage and is riskier than similarly benchmarked funds that do not use Leverage. The Fund may Leverage up to 100% of its NAV and concentrate in a single investment.

Potential Sophisticated Investors are warned that they may not be able to redeem any Units within the first six (6) months from the date of investment. Investors may face difficulties in redeeming their investments as the Manager may not be able to dispose of the investments.

The Fund is suitable only for Sophisticated Investors who understand the consequences of seeking potential capital growth through Leverage. You are advised not to invest in this Fund if you are not able to accept the risks.

STATEMENT OF DISCLAIMER

The relevant information and document in relation to the Areca REIT Leverage Fund, including a copy of this Product Highlights Sheet has been lodged with the Securities Commission Malaysia under the Lodge and Launch Framework.

The lodgement of the relevant information and document in relation to the Areca REIT Leverage Fund, including this Product Highlights Sheet, should not be taken to indicate that the Securities Commission Malaysia recommends the Areca REIT Leverage 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 Areca Capital Sdn Bhd responsible for the Areca REIT Leverage 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.



NO CASH POLICY

Areca Capital Sdn Bhd is committed towards safeguarding the interests of our investors; prevention of any incidence of cash mishandling or mismanagement while heeding Bank Negara Malaysia's desire for electronic payment methods for greater efficiency, transparency and accountability.

WE DO NOT ACCEPT CASH DEPOSIT, CASH PAYMENT AND PAYMENT THROUGH THE CASH DEPOSIT MACHINE AND PAYMENT MADE BY A THIRD PARTY.

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

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

PRODUCT HIGHLIGHTS SHEET

ARECA REIT LEVERAGE FUND

BRIEF INFORMATION ON THE FUND

1. What is this fund about?

Fund category / type	Wholesale REITs fund with flexible asset allocation/ Income and Growth
Manager	Areca Capital Sdn Bhd [200601021087 (740840-D)]
Trustee	RHB Trustees Berhad [200201005356 (573019-U)]

PRODUCT SUITABILITY

2. Who is this fund suitable for?

Please note that this wholesale fund is for Sophisticated Investors (please refer to Glossary) only.

This Fund is suitable and only offer to Sophisticated Investors (applicable for principal and Jointholder) who:

- Have Medium to Long Term investment horizon;
- Seek exposure in REITs with Leverage features and other permitted investments; and
- Seek combination of income and incidental capital growth that is higher than performance benchmark rate of returns.

KEY FUND FEATURES

3. What am I investing in?

Launch date	24 December 2021		
Objective of the Fund	The Fund aims to provide a combination of income and incidental capital growth. Any material changes to the Fund's objective would require Unit Holder's approval.		
Investment Strategy	In the first 24 months from the commencement date of the Fund, the Fund will invest up to 98% of its NAV in REITs using its cash. Subsequently, the Fund may Leverage up to 100% of its NAV to further its investment in REITs. The Fund may pledge its assets as collateral for the Leveraged facility to mitigate call risk. Depending on the prevailing economic conditions and market outlook, the Manager may rollover the Leverage facility or unwind the Leverage position. The Fund may concentrate its investments on a few selected REITs or a single investment in a REIT that has potential income and/or capital growth. The Fund may also invest in fixed income securities, CIS, unlisted securities (including preference shares) and place deposits with Financial Institutions.		
Asset Allocation	<ul style="list-style-type: none"> • Up to 98% of the Fund's NAV in REITs and Leverage up to 100% of Fund's NAV for further investment in REITs (i.e. up to 198% in REITs) • Up to 50% of Fund's NAV in fixed income securities, CIS, and unlisted securities (including preference shares) 		
Base Currency	RM		
Class of Units	<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;">MYR CLASS</td> <td style="text-align: center;">SGD CLASS</td> </tr> </table> <p>This Fund was established as a multi-class fund which has more than one (1) Class of Units.. Investors should note that the Fund is allowed to establish new Class(es) of Units from time to time without prior consent from the Unit Holders and a supplemental or replacement information memorandum will be issued. This information will be communicated to you via., www.arecacapital.com.</p>	MYR CLASS	SGD CLASS
MYR CLASS	SGD CLASS		

Performance Benchmark	Absolute Return of 4% per annum.
Income Distribution and Reinvestment Policy	Incidental, subject to the availability of distributable income. In the absence of any instructions, we will, at our discretion, reinvest the income distribution or capital distribution of the fund into another unit trust fund as determined by the Manager at the net asset value per unit of that unit trust fund on the distribution day of the Fund without any entry fee.
Capital Distribution	<u>Capital distribution without cancellation / Redemption of Units (“Cash Capital Distribution”)</u> The Manager may declare Cash Capital Distribution by way of cash to Unit Holders at its discretion; Cash Capital Distribution will reduce the NAV of the Fund without reducing the total Units in circulation of the Fund. <u>Capital distribution by way of mandatory cancellation / Redemption of Units (“Capital Redemption”)</u> The Manager may make Capital Redemption through the compulsory Redemption of the Units held by the Unit Holders at its discretion. The Capital distribution of the Fund (with or without cancellation of Units) is pursuant to the maturity of the investment, disposal of the investment by Manager or early redemption of the investment by issuer (if any) and the Manager does not intend to reinvest the investment proceeds.
Financial Year End	31 December

4. Who am I investing in?

Manager	Areca Capital Sdn Bhd [200601021087 (740840-D)]
Trustee	RHB Trustees Berhad [200201005356 (573019-U)]

5. What are the possible outcomes of my investment?

There are many possible outcomes associated with an investment in the Fund and involves some degree of risk. Investors are to take note that the value of an investment in the Fund and its distributions payable (if any) may go down as well as up and are not guaranteed. The value of your investment is at risk depending on the underlying investments of the Fund.

Under normal circumstances, the Manager aims to out-perform the Fund's benchmark, the Absolute Return of 4% per annum. However, on the flip side, the Fund may post a much lower return or even incurring losses if one or more of the key risks occur. **In the worst scenario where all the investments of the Fund are in default or suspended, investors may lose part or even all of your initial investments.**

KEY RISKS

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

PLEASE BE ADVISED THAT IF YOU INVEST IN UNITS THROUGH AN IUTA WHICH ADOPTS THE NOMINEE SYSTEM OF OWNERSHIP, YOU WOULD NOT BE CONSIDERED TO BE A UNIT HOLDER UNDER THE DEED AND YOU MAY CONSEQUENTLY NOT HAVE ALL THE RIGHTS ORDINARILY EXERCISABLE BY A UNIT HOLDER (FOR EXAMPLE, THE RIGHT TO CALL FOR A UNIT HOLDERS' MEETING AND TO VOTE THEREAT AND THE RIGHT TO HAVE YOUR PARTICULARS APPEARING IN THE REGISTER OF UNIT HOLDERS OF THE FUND).

Below are the risks associated in the product which may cause significant losses if they occur.

General risks of investing in the Unit Trust Fund

▪ Market Risk

Market risk refers to the possibility that an investment will lose value because of a general decline in financial markets, due to economic, political, social and/or other factors, which will result in a decline in the fund's net asset value. Market risk stems from the fact that there are economy-wide perils which impact all businesses. Investors will be exposed to market uncertainties no matter how a fund's investments are diversified. The fluctuations in the economy, political and social environment will affect the market price of the fund's investments either in a positive or negative way.

▪ Manager's Risk

This risk refers to the day-to-day management of a 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 laws or guidelines due to factors such as human error or weaknesses in operational process and systems, may adversely affect the performance of the fund.

- **Liquidity Risk**

Liquidity risks refer to the ease of liquidating an asset at or near its fair value depending on the asset's volume traded in the market. If the fund holds assets that are illiquid, or are difficult to dispose of, the value of the fund will be negatively affected when it has to sell such assets at unfavourable prices. In situation where the fund has insufficient cash and is unable to liquidate its assets due to market condition as aforesaid, redemption requests made by the unit holders are likely to be affected as the manager may not be able to fulfil its payment obligation on time.

- **Financing Risk**

The risk occurs when investors take a financing to finance their investment and thereafter unable to service the financing payments. If units are used as collateral, an investor may be required to top-up the investor's existing instalment if the prices of units fall below a certain level due to market conditions. Failing which, the units may be sold at a lower net asset value per unit as compared to the net asset value per unit at the point of purchase towards settling the financing.

- **Performance Risk**

As a result of the risk elements, the returns from a fund are not guaranteed. The value of the fund's investment will vary when disposed and an investment may be worth more or less than when purchased.

- **Inflation Risk**

This is the risk that investors' investment in the unit trust fund may not grow or generate income at a rate that keeps pace with inflation. This would reduce investors' purchasing power even though the value of the investment in monetary terms has increased.

- **Non-Compliance Risk**

This risk refers to the possibility that the manager may not follow the provisions set out in the information memorandum or the deed, the relevant laws, rules, guidelines or internal operating policies which governs the fund. Non-compliance may occur directly due to factors such as human error or system failure and can also occur indirectly due to amendment on the relevant regulatory frameworks, relevant laws, rules, and other legal practices affecting the fund. This risk may result in operational disruptions and potential losses to the fund.

- **Suspension of Redemption Request Risk**

Having considered the best interests of unit holders, the redemption requests by the unit holders may be subject to suspension due to exceptional circumstances, where the market value or fair value of a material portion of the fund's assets cannot be determined. In such case, unit holders will not be able to redeem their units and will be compelled to remain invested in the fund for a longer period of time than original timeline. Hence, their investments will continue to be subject to the risks inherent to the fund.

Specific risks associated to the Fund

- **Stock Specific Risk**

Prices of a particular stock may fluctuate in response to the circumstances affecting individual companies such as adverse financial performance, news of a possible merger or loss of key personnel of a company. Any adverse price movements of such stocks will adversely affect the Fund's NAV.

- **Equity-related Securities Risk**

The risk of the Fund's investment in equity-related securities such as rights and warrants, where price movement is dependent on the price movement of the underlying equities is generally higher than the underlying equities as these equity-related securities are leveraged form of investment. The price of equity-related securities generally fluctuates more than the underlying equities and consequently may affect the volatility of the Fund's NAV. For example, warrants have a limited life and will depreciate in value as they approach their maturity date. If a warrant's exercise price is above the share price at any time during its remaining subscription period, the warrant will theoretically carry little value and warrants that are not exercised at the maturity date become worthless.

- **Concentration Risk**

Concentration risk is the probability of loss arising from lack of diversification, investing with a single issuer. The strength of the issuer may be affected due to changes of financial performance, news of a possible merger or loss of key personnel of the issuer.

- **Country Risk**

Investments of the Fund in any foreign countries may be affected by changes in the economic and political climate, restriction on currency repatriation or other developments in the laws or regulations of the countries in which the Fund invests in. For example, the deteriorating economic condition of the countries may adversely affect the value of the investments undertaken by the Fund in those affected countries. This in turn may cause the NAV or prices of Units to fall.

- **Business Risk Of Emerging Companies**

This risk is associated with investments in small cap companies. Emerging companies may be more volatile and risky compared with mature and well-established companies. Any irregular fluctuation of the stocks of these companies may affect the Unit price as the price of Units may also fluctuate.

- **Currency Risk**

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 of the Fund are denominated may have an impact on the value of these investments. You should be aware that if the currencies in which the investments of the Fund are denominated depreciate against the base currency of the Fund, this will have an adverse effect on the NAV of the Fund in the

base currency 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 investments of the Fund.

a) **Currency risk at the Fund's portfolio level.**

The impact of the exchange rate movement between the base currency of the Fund and the currency of the underlying investments may result in a depreciation of the value of the investments of the Fund as expressed in the base currency of the Fund; and

b) **Currency risk at the class level.**

The impact of the exchange rate movement between the base currency of the Fund and the currency of the respective Classes of Units may result in a depreciation of the investor's holdings as expressed in the base currency of the Fund.

In order to manage currency risk, we may employ currency hedging strategies to fully or partially hedge the foreign currency exposure of the Class of Units. However, every hedge comes with a cost and will be borne by the respective Class of Units.

Currency hedging may reduce the effect of the exchange rate movement for the Class of Units being hedged but it does not entirely eliminate currency risk between the Class of Units and the base currency of the Fund. The unhedged portion of the Class of Units will still be affected by the exchange rate movements and it may cause fluctuation of NAV of the Class of Units. You should note that if the exchange rate moves favourably, the Class of Units will not benefit from any upside in currency movement due to the hedging strategy. In addition, hedging is subject to a minimum size of entering into a hedging contract and the cost of hedging may affect returns of the hedged class.

▪ **Credit and Default Risk**

Credit risk relates to the creditworthiness of the issuer of the debt instruments and its expected ability to make timely payment of interest and/or principal. Any adverse situations faced by the issuer may impact the value as well as liquidity of the debt instrument. Default risk relates to the risk that an issuer of a debt instrument either defaulting on payments or failing to make payments in a timely manner which will in turn adversely affect the value of the debt instruments. This could adversely affect the value of the Fund.

▪ **Counterparty Risk**

The Fund's placements of deposits and/or investments in money market instruments with Financial Institutions are subject to the risk of the counterparty. Counterparty risk also refers to the possibility that the counterparty being unable to make timely payments of interest and/or principal payment on the maturity date. This may then lead to a default in the payment and/or interest and ultimately, affect the NAV per Unit of the Fund.

▪ **Regulatory Risk**

Regulatory risk refers to the possibilities where security, business, sector, or market may be materially impacted due to the changes in laws or regulations made by the government or a regulatory body. The adverse impact may include the increase of business operating expenses, more stringent regulatory requirements such as the regulatory requirement for initial public offering or issuance of private placement or any other regulations which may reduce the attractiveness or value of the investment of the Fund which subsequently may result in a decline in NAV of the Fund.

▪ **Valuation Risk Related to the Fund's Assets**

The Fund's assets will consist of illiquid, unlisted and unquoted securities for which no public market exists, and for which no price quotation may be available from exchanges, brokers or other third party sources. Valuation of assets undertaken or provided by the Manager will be conclusive and binding on all investors. However, these valuations may not reflect the actual prices which would be realized upon a sale of a particular asset. Prospective investors should be aware that the valuation or pricing of certain asset classes, particularly hard-to-price assets such as illiquid, unlisted and unquoted securities, may result in subjective prices being applied to the Manager's calculations of the NAV of the Fund. This could materially affect the NAV of the Fund, particularly if the judgments of the Manager or their third party valuation agents regarding appropriate valuations or pricing is proven incorrect.

▪ **Lack of Transparency Risk**

The Fund may not have access to reliable or detailed information, including both general economic data and information concerning the operations, financial results, capitalization and financial obligations of companies in certain countries that the Fund invests in. The quality and reliability of information available to the Fund might be less than what might be available when investing in developed countries. Certain countries may limit the obligations on companies to publish information, which would further restrict the Fund's ability to carry out due diligence. The Fund may be compelled to make investment decisions on the basis of financial information that will be less complete and reliable than that customarily available in developed countries.

▪ **Interest Rate Risk**

Interest rate risk refers to the impact of interest rate changes on the valuation of debt instruments whenever is applicable. When interest rates rise, debt instruments prices generally decline and this may lower the market value of the Fund's investment in debt instruments. The reverse may apply when interest rates fall.

▪ **Leverage Risk**

The Fund obtains investment exposure in excess of its assets, a form of leverage to achieve its investment objective. The Fund may lose more money in market environments adverse to its daily objective than a similar fund that does not employ Leverage. The use of Leverage increases the risk of a total loss of an investor's investment. In addition, the use of Leverage may increase the volatility of the Fund and magnify any differences between the performance of the Fund and its underlying benchmark.

▪ **Capital Erosion Risk**

The Fund's investment in Leverage facilities may incur additional financing cost to the Fund. The Fund's investment may not be able to grow or generate sufficient income to repay the financing facilities. This may then lead to a default and subsequently a potential termination of the financing facilities. The Fund may have to use the Fund's assets to repay the financing cost.

▪ **Call Risk**

The Fund's Leverage and financing facilities may subject to call risk. Call risk refers to the possibilities that the financier may exercise its rights to terminate the financing facilities earlier than expected. The financier may terminate the financing facilities for a number of reasons (e.g. changes in interest rate, the Fund's abilities to repay the instalment, deterioration of the Fund's credit rating and etc.). If the financier terminates the financing facilities, the Fund may have to terminate the Leverage to repay the financing facilities. The Fund may not be able to recoup the full amount of its initial Leverage amount and may be forced to use the capital for settlement of the financing facilities.

The abovementioned risks which you should consider before investing into a wholesale fund should not be considered to be an exhaustive list.

You should be aware that investments in the Fund may be exposed to other risks of an exceptional nature from time to time.

FEES & CHARGES

7. What are the fees and charges involved?

Entry Fee (Sales Charge)	Up to 4% of the Net Investment Amount of the Fund.
Exit Fee	NIL
Cooling-Off Rights	Not available
Switching Fee	Not available
Transfer Fee	Not available, unless by operations of law or under the provision of the Deed.
Annual Management Fee	Up to 2.00% per annum of the NAV of the Class of Units.
Annual Trustee Fee	Up to 0.07% per annum of the NAV of the Fund. (exclude foreign custodian fee, if any).

How will I be notified of any increase in fees and charges?

- A written communication will be sent to unit holders to notify of the higher rate and its effective date;
- A supplementary or replacement Information Memorandum will be lodged and issued.

VALUATION AND EXITING FROM INVESTMENT

8. How often are valuations available?

The valuation of the assets of the Fund is carried out at the end of the Business Day.

The NAV per unit of the Fund will be published on the Manager's website at www.arecacapital.com

9. How can I invest in this investment?

Minimum Initial Investment	RM50,000 or equivalent to SGD10,000 for SGD Class or such other amount at the Manager's discretion.
Minimum Additional Investment	RM10,000 or equivalent to the respective class currency for the Class of Units or such other amount at the Manager's discretion.

Note: The Manager reserves the rights to accept or reject any application in whole or part thereof without assigning any reason.

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

Minimum Redemption	RM50,000 or equivalent to SGD10,000 for SGD Class or such other amount at the Manager's discretion.
Minimum Balance	50,000 Units or such other number of Units at the Manager's discretion. We will, at our sole discretion, require you to redeem all the Units should the remaining balance Units in your account is less than the minimum balance.
Redemption Restriction	You may not be able to redeem your Units within the first six (6) months from the investment date or longer from the investment date; subject to the requirement of the underlying investment. Investors may face difficulties in redeeming their investments as the Manager may not be able to dispose of the investments and may have insufficient cash.

Redemption Payment	<p>We will pay you within seven (7) Business Days upon receipt of the duly completed original Redemption form. However, for this Fund, it is our general Redemption policy to make payment within three (3) Business Days (T+3 days).</p> <p>Please note that for third party distributors such as IUTA, the Redemption payment could be longer, however it will still be within seven (7) Business Days as aforementioned.</p> <p>Redemption proceeds will be only paid to the principal Unit Holder, unless requested by the principal Unit Holder to pay to the Jointholder. We do not pay the Redemption proceeds to any third-party.</p>
Cut-Off time	<p>All completed transaction forms and investment notice must be submitted to the Manager before the cut-off time, on any Business Day. We will process your transaction on the next Business Day if we receive your application after the cut-off time. Distributors may impose an earlier cut-off time if you purchase the Units through our distributors. Redemption proceeds will only be credited into your account after we receive your original Redemption form. Please refer to our company's website, www.arecacapital.com for the cut-off time.</p>

For more information, please refer to the Replacement Information Memorandum dated 01 July 2024.

CONTACT INFORMATION

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

For enquiries/further information, please contact:

Head Office	<p>ARECA CAPITAL SDN BHD (200601021087 (740840-D)) 107, Blok B, Pusat Dagangan Phileo Damansara 1, No 9, Jalan 16/11, Off Jalan Damansara, 46350 Petaling Jaya, Selangor. Tel: 603-7956 3111 Fax: 603-7955 4111 Website: www.arecacapital.com E-mail: invest@arecacapital.com</p>	
Branches	<p>Pulau Pinang Tel: 604-210 2011 Fax: 604-210 2013</p>	<p>Malacca Tel: 606-282 9111 Fax: 606-283 9112</p>
	<p>Ipoh Tel: 605-249 6697 Fax: 605-249 6696</p>	<p>Kuching Tel: 082-572 472</p>
	<p>Johor Bharu Tel: 07-336 3689</p>	<p>Kota Kinabalu Tel 088-276 757</p>

1. For internal dispute resolution, you may contact:
 Areca Capital Sdn Bhd – Investor Care: 03-7956 3111
2. If you are dissatisfied with the outcome of the internal dispute resolution process, please refer your dispute to the Financial Ombudsman Service (FMOS):
 - (a) By fax / email / post to: Chief Executive Officer
 Financial Ombudsman Service (FMOS):
 14th Floor, Main Block, Menara Takaful Malaysia,
 No. 4, Jalan Sultan Sulaiman, 50000 Kuala Lumpur
 Tel: 03-2272 2811 Fax: 03-22721577
 Website: www.fmos.org.my
 - (b) Walk in: Financial Ombudsman Service (FMOS):
 14th Floor, Main Block, Menara Takaful Malaysia,
 No. 4, Jalan Sultan Sulaiman, 50000 Kuala Lumpur.
3. You can also direct your complaint to the Securities Commission Malaysia even if you have initiated a dispute resolution process with (FMOS). To make a complaint, please contact the Securities Commission Malaysia's Investor Affairs & Complaints Department:
 - (a) via phone to the Aduan Hotline at : 03-6204 8999
 - (b) via fax to : 03-6204 8991
 - (c) via e-mail to : aduan@seccom.com.my
 - (d) via online complaint form available at www.sc.com.my
 - (e) via letter to : Investor Affairs & Complaints Department
 Securities Commission Malaysia
 No. 3 Persiaran Bukit Kiara, Bukit Kiara
 50490 Kuala Lumpur
4. Federation of Investment Managers Malaysia (FIMM)'s Complaints Bureau:
 - (a) via phone to : 03-2092 3800
 - (b) via fax to : 03-2093 2700
 - (c) via e-mail to : complaints@fimm.com.my
 - (d) via online complaint form available at www.fimm.com.my
 - (e) via letter to : Legal, Secretariat & Regulatory Affairs
 Federation of Investment Managers Malaysia
 19-06-01, 6th Floor Wisma Tune
 No. 19 Lorong Dungun, Damansara Heights
 50490 Kuala Lumpur

GLOSSARY

Business Day	A day on which Bursa Malaysia Securities Berhad, the stock exchange managed or operated by Bursa Malaysia Securities Berhad, is open for trading;
CIS	Collective investment schemes;
CMSA	The Capital Markets and Services Act, 2007 including all amendments thereto;
Class of Units	Means any class of Units representing similar interests in the assets of the Fund although a class of Units may have different features from another class of Units;
Deed(s)	The deed in relation to the Fund and any other supplemental deeds that may be entered into between the Manager and the Trustee;
Financial Institution	<p>If the institution is in Malaysia –</p> <ul style="list-style-type: none"> i. licensed bank; ii. licensed investment bank; and iii. licensed Islamic bank. <p>If the institution is outside Malaysia, any institution that is licensed, registered, approved or authorised to provide financial services by the relevant banking regulator;</p> <p>“licensed bank” has the same meaning as given under the Financial Services Act 2013;</p> <p>“licensed investment bank” has the same meaning as given under the Financial Services Act 2013;</p> <p>“licensed Islamic bank” means a bank licensed under the Islamic Financial Services Act 2013;</p>
Fund	Areca REIT Leverage Fund;
Guidelines	Guidelines on Unlisted Capital Market Products Under the Lodge and Launch Framework as may be amended from time to time;
Information Memorandum	Information Memorandum in relation to the Fund and includes any supplemental or replacement information memorandum;
IUTA	Institutional Unit Trust Scheme Adviser;
Jointholder	A Sophisticated Investor who holds Units together with another Sophisticated Investor(s);
Leverage	Means using borrowed money, specifically, the use of various financial instruments or borrowed capital to increase the potential return of an investment;
Liquid Assets	Means cash or any permitted investment capable of being converted into cash within seven (7) days;
Manager/We/Us	Areca Capital Sdn Bhd;
Medium to Long Term	A period of two (2) to above five (5) years;
MYR/RM	Means Ringgit Malaysia;
MYR Class	Means the Class of Units denominated in MYR;
NAV	The net asset value of the Fund, which is the value of all the assets of the Fund less the value of all liabilities of the Fund at the valuation point. Where the Fund has more than one (1) Class of Units, there shall be a NAV attributable to each Class of Units;
NAV per Unit	The NAV of the Fund divided by the total number of Units in circulation of the Fund at the valuation point. Where the Fund has more than one (1) Class of Units, there shall be a NAV per Unit for each Class of Units; the NAV per Unit of a Class of Units at a particular valuation point shall be the NAV of the Fund attributable to that Class of Units divided by the number of Units in circulation of that Class of Units at the same valuation point;
Redemption	The repurchase by the Manager of the Units owned by the Unit Holders upon a proper redemption request;
Real estate investment trust (REIT)	Means a unit trust scheme that invests or proposes to invest primarily in income-generating real estate;
SC	The Securities Commission Malaysia which was established under the Securities Commission Malaysia Act 1993;

SGD	Means Singapore Dollar;
SGD Class	Means the Class of Units denominated in SGD;
Sophisticated Investor	Refers to: (a) any person who is determined to be a sophisticated investor under: (i) the Guidelines on Categories of Sophisticated Investors; (ii) any relevant laws/guidelines for wholesale funds; or (b) any person who acquires any capital market product specified under the Guidelines where the consideration is not less than RM250,000 or its equivalent in foreign currencies for each transaction whether such amount is paid for in cash or otherwise;
Trustee	RHB Trustees Berhad and includes its permitted assigns and successors in title;
Units	Units of the Fund and includes a fraction of a unit of the Fund; and
Unit Holder/You	A Sophisticated Investor for the time being who is registered pursuant to the Deed as a holder of Units of a Class of Units, including a Jointholder.