

FORTRESS ACM 325 FUND - 1

(“the Fund”)

RESPONSIBILITY STATEMENT

This Product Highlights Sheet has been reviewed and approved by the directors of Fortress Capital Asset Management (M) Sdn Bhd and they collectively and individually accept full responsibility for the accuracy of the information. Having made all reasonable inquiries, they confirm to the best of their knowledge and belief, that there are no false or misleading statements or omission of other facts which would make any statement in this Product Highlights Sheet false or misleading.

STATEMENT OF DISCLAIMER

The relevant information and document in relation to the Fortress ACM 325 Fund - 1, 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 Fortress ACM 325 Fund - 1, including this Product Highlights Sheet, should not be taken to indicate that the Securities Commission Malaysia recommends the Fortress ACM 325 Fund - 1 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 Fortress Capital Asset Management (M) Sdn Bhd responsible for the Fortress ACM 325 Fund - 1 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.

This Product Highlights Sheet only highlights the key features and risks of the Fortress ACM 325 Fund - 1. Investors are advised to request, read and understand the information memorandum before deciding to invest.

1. What is Fortress ACM 325 Fund - 1?

The Fund is a mixed assets (close-ended) fund managed by Fortress Capital Asset Management (M) Sdn Bhd. The Fund aims to provide investors with absolute returns during the 3-year tenure of the Fund.

2. Fund Suitability

The Fund is suitable for Sophisticated Investors* who:

- wish to gain exposure to global investment securities;
- seek absolute returns; and
- have a 3-year investment horizon.

** Please refer to the definition of “Sophisticated Investors” in the information memorandum for more details.*

3. Investment Objective

The Fund aims to provide investors with absolute returns during the tenure of the Fund.

4. Key Product Features

Fund Type	Growth.
Fund Category	Mixed assets (close-ended fund).
Investment Strategy	The Fund aims to achieve its objective by adopting a tactical asset allocation strategy where the Fund may invest up to 100% of its net asset value (“NAV”) in a range of global asset classes.
Launch Date	23 September 2020
Tenure and Maturity Date	<p>The tenure of the Fund is three (3) years.</p> <p>The Fund will mature on the third (3rd) year anniversary from the commencement date or such earlier date as determined by the Manager in accordance with the provisions of the deed. If that date is not a business day, the maturity date will be the first business day following the date that is the third (3rd) year anniversary from the commencement date.</p> <p>Within the period of three (3) months before the maturity date, the Manager may commence liquidation of the assets of the Fund and hold cash. The Manager, however, has the discretion to liquidate any remaining assets of the Fund within three (3) months after the maturity date if it is in the interest of the unit holders to do so without any additional management fee charged within the 3-month period after the maturity date. After all the assets of the Fund have been fully liquidated, the unit holders will be notified of the following:</p>

	<p>(a) the NAV per unit at which the maturity proceeds will be calculated; and</p> <p>(b) the date on which the maturity proceeds will be paid to the unit holders, which will not exceed fourteen (14) days from the date of full liquidation of assets of the Fund.</p> <p>No penalty charge is imposed on unit holders on the maturity of the Fund.</p>												
Manager	Fortress Capital Asset Management (M) Sdn Bhd.												
Annual Management Fee	<p>The management fee is accrued and payable monthly based on a fixed method of multiplying the rate of the management fee with the total number of units in circulation and the offer price. The rate of the management fee is 1.50% per annum.</p> <p>In the event of an early liquidation, the management fee for the remaining tenure of the Fund will be calculated and payable to the Manager on the early liquidation date.</p>												
Profit Sharing	<p>The Fund aims to achieve an appreciation of at least 25.00% over and above the offer price within three (3) years (nett of all fees and charges excluding the profit sharing).</p> <p>A percentage of profit sharing will be calculated and payable to the Manager if the percentage of return at the maturity date, early liquidation date or redemption of units falls within the following:</p> <table border="1"> <thead> <tr> <th>Return (%) at maturity date, early liquidation date or redemption of units (based on the offer price)</th> <th>Profit sharing (%) (based on excess return above the amount of net capital injected at subscription)</th> </tr> </thead> <tbody> <tr> <td>If < 25.00%</td> <td>0%</td> </tr> <tr> <td>If 25.00% to 29.99%</td> <td>12.00%</td> </tr> <tr> <td>If 30.00% to 34.99%</td> <td>15.00%</td> </tr> <tr> <td>If 35.00% to 39.99%</td> <td>18.00%</td> </tr> <tr> <td>If 40.00% and above</td> <td>20.00%</td> </tr> </tbody> </table> <p>The profit sharing payable to the Manager will be calculated at the maturity date, the early liquidation date or redemption of units.</p>	Return (%) at maturity date, early liquidation date or redemption of units (based on the offer price)	Profit sharing (%) (based on excess return above the amount of net capital injected at subscription)	If < 25.00%	0%	If 25.00% to 29.99%	12.00%	If 30.00% to 34.99%	15.00%	If 35.00% to 39.99%	18.00%	If 40.00% and above	20.00%
Return (%) at maturity date, early liquidation date or redemption of units (based on the offer price)	Profit sharing (%) (based on excess return above the amount of net capital injected at subscription)												
If < 25.00%	0%												
If 25.00% to 29.99%	12.00%												
If 30.00% to 34.99%	15.00%												
If 35.00% to 39.99%	18.00%												
If 40.00% and above	20.00%												
Sales Charge	<p>Up to 5.00% of the offer price.</p> <p>The Manager may at its absolute discretion reduce or waive the sales charge imposed on any investor from time to time.</p>												
Penalty Charge	<p>8.00% of the withdrawal amount.</p> <p>The penalty charge will be retained by the Fund for the benefit of the remaining unit holders. No penalty charge is imposed on unit holders on early liquidation or maturity of the Fund.</p>												

Switching Fee	Not applicable as switching facility is not available to the Fund.
Transfer Fee	RM10 per transfer.
Trustee	CIMB Commerce Trustee Berhad.
Annual Trustee Fee	Up to 0.04% per annum of the NAV of the Fund (excluding foreign custodian fees and charges), subject to a minimum fee of RM18,000 per annum.
Minimum Initial Investment[^] (during offer period only)	RM30,000.
Minimum Redemption of Units[^]	10,000 units.
[^] or such other amount or number of units as may be determined by the Manager at its discretion.	
Distribution Policy	There will be no distribution of income.

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

5. Asset Allocation

0% - 100% of the NAV of the Fund will be invested in listed equities, listed equity-related securities, fixed income securities, listed collective investment schemes, listed derivatives and/or liquid assets*.

** liquid assets comprise of money market instruments and/or deposits.*

6. Key Risks

Specific Risks

(a) **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 stock will adversely affect the Fund's NAV.

(b) **Default Risk**

Default risk relates to the risk that issuers of fixed income securities and money market instruments or financial institutions where the Fund places its deposits with either defaulting on payments or failing to make payments in a timely manner which will in turn adversely affect the value of the fixed income securities, money market instruments and deposits. This could adversely affect the value of the Fund.

(c) **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 are denominated may have an impact on the value of these investments. Investors 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 in the base currency of the Fund and vice versa. Investors 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.

(d) Country Risk

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 or prices of units to fall.

(e) Equity-related Securities Risk

The pricing of the equity-related securities will depend on the price movements of its underlying equities. Any change to the pricing of the underlying equities would either positively or negatively impact the value of the equity-related securities hence impacting the NAV of the Fund.

(e) Tactical Asset Allocation Fund Risk

This Fund is a tactical asset allocation fund where the strategies employed shifts the asset mix of the Fund between listed equities and listed derivatives, fixed income securities, money market instruments and deposits depending on the prevailing market outlook. The Manager's investment decision on the asset allocation may adversely affect the Fund's performance if the assessment concluded by the Manager is not consistent with the market performance.

(f) Derivative Risk

The Fund may use listed derivatives relating to, for example, currencies, securities, indices and interest rates. The performance and value of listed derivatives depend, at least in part, on the performance or value of the underlying asset. Listed derivatives involve cost, may be volatile, and may involve a small investment relative to the risk assumed (leverage effect).

(g) Collective Investment Schemes Risk

Investing in collective investment schemes may be more costly to the Fund than if the Fund had invested in the underlying investments directly as the Fund will indirectly be paying the fees and expenses of the collective investment schemes. Additionally, the Fund's investments in real estate investment trusts ("REITs") will involve many of the same risks associated with direct ownership of real estate, including but not limited to possible declines in real estate's value, increase in interest rates and real estate borrowing costs, changes in property taxes, higher operating expenses, and damages from natural or man-made disasters and fall in market rental rates. The Fund's investments in exchange-traded funds ("ETFs") may subject the Fund to additional risks (such as risks related to the changes in the constituent securities of the index that the ETF is tracking which may result in the rise or fall of the price of the ETF or cessation of the index that the ETF is tracking which may result in the termination of the ETF) than if the Fund would have invested directly in the constituent securities of the index. Any adverse price movements of such REITs and ETFs will adversely affect the Fund's NAV.

(h) Liquidity Risk

Liquidity risk refers to the ease of liquidating an asset 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. As such, unit holders are reminded to stay committed to their investment until the maturity date. Exiting the Fund prior to the maturity date will incur penalty charge.

Investors are reminded that the risks listed above may not be exhaustive and if necessary, they should consult their adviser(s), e.g. bankers, lawyers, stockbrokers or independent professional advisers for a better understanding of the risks.

For more details, please refer to section 5.1 of the information memorandum for the general risks of investing in the Fund.

Note: If your investments are made through an institutional unit trust adviser (“Distributor”) which adopts the nominee system of ownership, you would not be deemed to be a unit holder under the deed and as a result, your rights as an investor may be limited. Accordingly, we will only recognize the Distributor as a unit holder of the Fund and the Distributor shall be entitled to all the rights conferred to it under the deed.

7. Valuation of Investment

The Fund will be valued **monthly** at **11:00 am** on the last business day of each month except during the offer period. If the foreign market in which the Fund is invested in is closed for business, the Manager will value the investment based on the latest available price as at the day the particular foreign market was last opened for business.

Unit holders will be able to obtain the price of a unit for a particular business day from **www.fortresscapital.com.my** after **2:00 pm** two (2) business days after the Fund’s monthly valuation point. The price of a unit would also be made available upon request by the unit holders.

8. Exiting from Investment

Submission of Redemption Request	<p>Redemption requests/applications can be made on a monthly basis on or before the fifteenth (15th) calendar day of each month subject to payment of a penalty charge.</p> <p>The cut-off time for redemption of units shall be at 2:00 pm on the fifteenth (15th) calendar day of the month. If the fifteenth (15th) calendar day of the month is not a business day, then 2:00 pm of the next business day after the fifteenth (15th) calendar day will be the cut-off time for that month.</p> <p>However, in the case of the death of any jointholder, the surviving jointholder will be entitled to the units in the jointholding account and if the surviving jointholder is not the first named jointholder, the surviving jointholder shall hold the units until the maturity date. For the avoidance of doubt, only the unit holder whose name appears first in the register of unit holders is allowed to redeem units of the Fund.</p> <p>Redemption of units prior to the maturity date by the surviving jointholder is not allowed.</p>
----------------------------------	---

Payment of Redemption Proceeds	Redemption proceeds will be paid within ten (10) business days of the following month after the units are redeemed by the Manager on the redemption day.
Remittance of Redemption Proceeds	The Manager shall remit the redemption proceeds to the unit holder's banking account.

9. Contact Information

- I. For internal dispute resolution, you may contact:

Clients Servicing Personnel

Tel : 03-2162 1622
 Fax : 03-2166 1622
 Email : client.services@fortresscapital.com.my
 Website : www.fortresscapital.com.my

- II. If you are dissatisfied with the outcome of the internal dispute resolution process, please refer your dispute to the Securities Industry Dispute Resolution Center (SIDREC):

a. via phone to : 03-2282 2280
 b. via fax to : 03-2282 3855
 c. via email to : info@sidrec.com.my
 d. 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

- III. You can also direct your complaint to the Securities Commission Malaysia (SC) even if you have initiated a dispute resolution process with SIDREC. To make a complaint, please contact the SC's Consumer & Investor Office:

a. via phone to : 03-6204 8999
 b. via fax to : 03-6204 8991
 c. via email to : aduan@seccom.com.my
 d. via the online complaint form available at www.sc.com.my
 e. via letter to : Consumer & Investor Office
 Securities Commission Malaysia
 No. 3, Persiaran Bukit Kiara
 Bukit Kiara, 50490 Kuala Lumpur