

PRODUCT HIGHLIGHTS SHEET

# MAYBANK GLOBAL SUSTAINABLE TECHNOLOGY FUND ("the Fund")

Date of Issuance: 30 October 2024

# RESPONSIBILITY STATEMENT

This Product Highlights Sheet has been reviewed and approved by the directors of Maybank Asset Management 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 the Product Highlights Sheet false or misleading.

# STATEMENT OF DISCLAIMER

The Securities Commission Malaysia has authorised the issuance of Maybank Global Sustainable Technology Fund and a copy of this Product Highlights Sheet has been lodged with the Securities Commission Malaysia.

The authorisation of the Maybank Global Sustainable Technology Fund and lodgement of this Product Highlights Sheet, should not be taken to indicate that the Securities Commission Malaysia recommends the Maybank Global Sustainable Technology 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 Maybank Asset Management Sdn Bhd responsible for the Maybank Global Sustainable Technology 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.

# **ADDITIONAL STATEMENT**

Maybank Global Sustainable Technology Fund is a qualified Sustainable and Responsible Investment ("SRI") Fund under the Guidelines on Sustainable and Responsible Investment Funds.



This Product Highlights Sheet only highlights the key features and risks of the Maybank Global Sustainable Technology Fund. Investors are advised to request, read and understand the disclosure documents before deciding to invest.

# 1. What is Maybank Global Sustainable Technology Fund?

The Fund is Maybank Asset Management Sdn Bhd's equity fund. The Fund seeks to achieve capital appreciation by investing primarily in a portfolio of global technology-related equities.

# 2. Fund Suitability

The Fund is suitable for investors who:

- have long term investment horizon;
- · seek capital growth; and
- are willing to tolerate the risks associated with investing in a portfolio of global equities in the technology sector.

#### 3. Investment Objective

The Fund seeks to achieve capital appreciation by investing primarily in a portfolio of global technology-related equities.

## 4. Key Product Features

Fund Type	Growth.
Fund Category	Equity.
Performance	MSCI AC World Custom Technology Index.
Benchmark	(Information on the index can be obtained from the Manager upon request)
	Note: Investors should be aware that the Fund is not constructed relative to any benchmark as the investment strategy of the Fund is an unconstrained and non benchmark relative global technology strategy. As such, the risk profile of the Fund is different from the risk profile of the above index.
Investment	INVESTMENT APPROACH
Strategy	The Fund seeks to achieve its investment objective by investing directly or indirectly (through collective investment schemes such as exchange-traded funds) in equities and equity-related securities (including but not limited to warrants, American Depositary Receipts and Global Depositary Receipts) of technology-related companies worldwide.
	The Manager's and investment adviser ("IA")'s approach to investing in global technology companies will be through bottom up security selection based on proprietary fundamental research and valuation analysis. The Manager and IA will focus on direct contact with company management, suppliers, and competitors in determining if a security is attractively priced relative to its business prospects. The investments of the Fund are conviction-weighted based on supply and demand characteristics, secular trends, existing product evaluations, and new product developments.
	The Fund will invest in eligible markets. The foreign equity markets which the Fund will invest in include, but are not limited to China, Canada, Hong Kong, Japan, Netherlands, Taiwan, United Kingdom, United States of America, Germany, South Korea and Switzerland.
	ENVIRONMENTAL, SOCIAL AND GOVERNANCE ("ESG") CONSIDERATIONS
	The Fund seeks to adopt a unique investment approach that integrates both active management as well as ESG considerations in a complementary manner.
	As the Fund is a qualified SRI fund, the investments of the Fund will be subject to ESG integration methodology. ESG considerations play an important role in how the Manager and the IA evaluate ideas.
	The Manager and IA place a particular emphasis on corporate governance, generally seeking to invest in companies with strong boards (that is, boards with a high degree of independence, comprised of professionals with relevant experience and insights, and with an appropriate level of diversity) and management teams with a history of thoughtful capital allocation, which promote a strong corporate culture (that is, qualitative assessment of a company's ability to attract and retain high quality talent), and are compensated pursuant to a responsible incentive structure. Companies with a history of thoughtful capital allocation typically have management teams that make investment decisions based on long-term strategic goals over short-term objectives; for example, the Manager and the IA do not prefer acquisitions or share buybacks being used to boost short-term earnings results, but prefer to see capital being allocated in a way that builds shareholder value over the long-term.
	Social considerations are also important when evaluating companies with access to large customer data sets, particularly as it pertains to the company's transparency surrounding the type of data collected, the manner in which the data are used, and the circumstances under which the data might be shared with others.
	The Manager and the IA may also consider the environmental impact of companies developing technologies which contribute to lower carbon emissions, the creation or use of renewable sources



of energy, and improved sustainability. When assessing a company's environmental impact, the IA's ESG analysts will look for the following:

- a strong culture with a high level of accountability throughout the organization is an important part of the investment process. They will look for companies that want to be "good neighbours", which have a strong indicator of good governance, as well as good environmental stewardship; and
- ii) companies that are relentlessly focused on driving greater efficiencies in their operations, which reduce the amount of waste and thus energy and material resources consumed during the manufacturing process.

In addition, the Manager and the IA's portfolio management team may consult the IA's ESG analysts for insight on material factors of differentiation between companies within regional and sector peer groups. Furthermore, the IA's ESG analysts may support the Manager and the IA's ability to identify global best practices, prepare for companies' engagement and collaborate on new research inputs.

The Manager, at the point of investment, will not consider those companies that are in breach of environmental law and international human rights law (including but not limited to human rights and/or child labour violation) and will exclude companies that are dealing directly with weaponry and armament. For clarity purposes, the Manager will exclude companies that have 5% or more of revenues tied to weaponry and armaments.

At times, the Manager may, in consultation with the IA:

- (i) choose to exclude a company from the Fund's investment universe based on ESG considerations; and
- (ii) choose to include a company which may place greater emphasis on corporate governance where the governance consideration weighs more than the environmental or social considerations, or where the governance consideration is the sole consideration. For example, there could be situation where the company might have history in breach of social aspects (e.g., data privacy breached) or environmental aspects (e.g., high carbon emission); however, the company's board is committed and has depicted its effort working towards rectifying and improving the environmental (e.g., shifting towards clean energy usage / less waste produced) or social condition (e.g., improved cybersecurity measurement and efforts) which have positive financial materiality impact in the longer term.

The Manager and the IA will generally place greater consideration on ESG factors that are financially material when making investment decisions. Please refer to the investment policy and strategy section in the prospectus for more information on the ESG considerations of the Fund.

The Manager will adopt a forward looking and dynamic view of risk strategy by assessing the fundamentals of the companies and engage the IA periodically for updates on the companies to ensure that the companies which the Fund invests in are in line with the ESG considerations adopted by the Fund, and the overall impact of the investments of the Fund is not inconsistent with any other ESG considerations. The Manager will ensure that at least 2/3 of the Fund's NAV remains in ESG-compliant investments at all times.

If the Fund breaches the aforesaid minimum asset allocation, the Manager will within a reasonable period of not more than 3 months from the date of the breach take all necessary steps and actions to rectify the breach. However, if the companies that the Fund invests in show persistent deterioration in their ESG factors and/or sustainability characteristics, the Manager will seek to dispose of the Fund's investments in such companies within an appropriate timeframe not exceeding 3 months from the date such investment no longer qualifies as an ESG security, subject to the underlying liquidity of the security.

# **OTHER CONSIDERATIONS**

The Fund is actively managed. However, the frequency of its trading activities will depend on market opportunities and the Manager's assessment of the market outlook.

The Fund will use derivatives such as currency forwards for hedging purposes to manage the currency risk of the hedged classes.

#### Liquid assets

The Fund may invest in liquid assets such as deposits and money market instruments.

Launch Date	18 January 2021.			
Manager	Maybank Asset Management Sdn Bhd.			
Management Fee	MYR Class Up to 1.80% per annum of th	MYR (Hedged) Class he net asset value (NAV) of each	USD Class class, accrued daily and paid	
		monthly to the Manager.		



	MYR Class	MVD (Hadrad) Class	USD Class		
		MYR (Hedged) Class			
Sales Charge	Up to 5.00% of the NAV per unit.  Note: Investors may negotiate for a lower sales charge. All sales charge will be rounded up to 2				
Redemption	decimal places. Sales charg	ge will be retained by the Manag	ger.		
Charge	Nil.				
	MYR Class	MYR (Hedged) Class	USD Class		
	RM10.00 per switch.	RM10.00 per switch.	USD10.00 per switch.		
Switching Fee	Notes: (1) The Manager reserves				
J			so have to pay the difference in		
		itching from a fund with lower so	ales charge to a fund with higher		
	sales charge.				
	MYR Class	MYR (Hedged) Class	USD Class		
	RM10.00 per transfer.	RM10.00 per transfer.	USD10.00 per transfer.		
Transfer Fee	Notes: (1) The Manager reserves				
			fer request if such transfer will		
			ntravene any law or regulatory		
Turrete		er or not having the force of law	<b>/.</b>		
Trustee	TMF Trustees Malaysia Berhad.				
Trustee Fee	Up to 0.06% per annum of the Naccrued daily and paid monthly t		ign custodian fees and charges)		
Investment Adviser	Wellington Management Singapo	re Pte Ltd.			
Minimum Initial	MYR Class	MYR (Hedged) Class	USD Class		
Investment	RM1,000	RM1,000	USD1,000		
	^or such other lower amount as o	determined by the Manager from	time to time.		
Minimum	MYR Class	MYR (Hedged) Class	USD Class		
Additional	RM100	RM100	USD100		
Investment <sup>^</sup>	^or such other lower amount as	determined by the Manager from	time to time.		
Note: The Manager	's distributors may set a lower mi				
investments made via the distributors subject to their terms and conditions for investment.					
	MYR Class	MYR (Hedged) Class	USD Class		
Minimum Unit	1,000 units	1,000 units	1,000 units		
Holdings^	^or such other lower number of	units as determined by the Mana	ger from time to time.		
Distribution Policy	Distribution, if any, shall be incidental and at the discretion of the Manager.				

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

Asset Type	% of the Fund's NAV
Global equities and equity related securities <sup>1</sup>	Minimum 80% of the Fund's NAV
Collective investment schemes ("CIS") <sup>2</sup>	Up to 20% of the Fund's NAV
Liquid assets <sup>3</sup>	Up to 20% of the Fund's NAV

# Notes:

- <sup>1</sup> Equity related securities include but are not limited to warrants, American Depositary Receipts and Global Depositary Receipts that are listed in stock exchanges.
- <sup>2</sup> CIS include but are not limited to exchange traded funds with technology-related stocks as the underlying investments.
- <sup>3</sup> Liquid assets comprise of deposits and money market instruments.

## 6. Key Risks

# Specific Risks of the Fund

# **ESG Investment Risk**

As a qualified SRI fund, the investments of the Fund will be subject to ESG integration methodology which may result in the Fund foregoing opportunities to buy certain securities when it might otherwise be advantageous to do so, and/or selling securities which are no longer in line with the sustainability characteristics adopted by the Fund when it might be disadvantageous to do so. The Fund may use one or more third party ESG research data providers and/or internal analysis provided by the IA. In assessing the eligibility and the continuous monitoring of the investee company are in line with ESG considerations, there is a dependence upon information and data from third party ESG research data



providers and internal analysis provided by the IA, which may be incomplete, inaccurate or unavailable. As a result, there is a risk to incorrectly assess a security or an investee company. To manage and mitigate ESG investment risk, the Manager, in consultation with the IA, will apply the ESG screening process as set out under the heading "Investment Policy and Strategy" in chapter 3 of the prospectus to global technology-related companies.

## 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.

#### Technology Sector Risk

Companies with similar characteristics may be grouped together in broad categories called sectors. Sector risk is the risk that securities of companies within specific sectors of the economy can perform differently than the overall market. This may be due to changes in regulatory or competitive environment or to changes in investor perceptions regarding a sector. As the Fund invests primarily in the technology-related companies worldwide, the Fund's performance may be more susceptible to any developments which affect the technology sector emphasized by the Fund.

Please refer to section 3 of the prospectus for further details on "Technology Sector Risk".

#### Initial Public Offering Risk

Share prices of newly-listed public companies may fluctuate significantly over short periods of time. Such newly-listed public companies typically exhibit higher stock price volatility post their initial public offering driven by a number of factors including market sentiment as part of the price discovery process, but tend to settle at a lower level over a more moderate time frame. As such, investing in newly-listed public companies may contribute to greater price volatility within the Fund.

#### Active Trading Risk

High portfolio turnover rates that are associated with active trading may result in higher transaction costs, which can adversely affect the Fund's performance. Active trading tends to be more pronounced during periods of increased market volatility.

#### Currency Risk

As the base currency of the Fund is denominated in USD and the currency denomination of the classes may be denominated in other than USD, the classes not denominated in USD are exposed to currency risk. Any fluctuation in the exchange rates between USD and the currency denomination of the class (other than USD Class) will affect the unit holder's investments in those classes (other than USD Class). The impact of the exchange rate movement between the base currency of the Fund and the currency denomination of the class (other than USD Class) may result in a depreciation of the unit holder's holdings as expressed in the base currency of the Fund.

Please refer to section 3 of the prospectus for further details on "Currency Risk".

## Interest Rate Risk

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

Please refer to section 3 of the prospectus for further details on "Interest Rate Risk".

#### Country Risk

Investments of the Fund in any countries 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, if the Fund invests a significant portion of its assets in issuers located in a single country, a limited number of countries, or a particular geographic region, it assumes the risk that economic, political and social conditions in those countries or that region may have a significant impact on the Fund's investment performance. This in turn may cause the NAV of the Fund or prices of units to fall.

#### Equity Related Securities Risk

The Fund may also invest in equity related securities equivalent to shares such as warrants. The price of warrants is typically linked to the underlying stocks. However, the price and performance of such warrants will generally fluctuate more than the underlying stocks because of the greater volatility of the warrants market. Generally, as the warrants have a limited life, they will depreciate in value as they approach their maturity date, assuming that all other factors remain unchanged. Warrants that are not exercised at maturity will become worthless and will negatively affect the NAV of the Fund.

Please refer to section 3 of the prospectus for further details on "Equity Related Securities Risk".

#### Risk of Investing in Emerging Markets

The Fund may invest in emerging markets which exhibit lower levels of capital market development when compared to those of developed markets. Given the fast-changing investment landscape of emerging markets, areas such as accounting standards, legal and business environment in emerging markets may be less organised when compared to developed markets, increasing the risks of investing in emerging markets. Generally, investment returns in emerging markets are expected to be more volatile than those in developed markets, resulting in potentially higher investment



risk that may affect the Fund's returns. In addition to conducting investment research, such emerging markets risks may be mitigated by diversifying the Fund's exposures across various markets and geographic regions.

#### Credit and Default Risk

This risk relates to the creditworthiness of a financial institution or an issuer and its expected ability to make timely payments of interest and/or principal. Any adverse situations faced by the financial institution or issuer may impact the value as well as liquidity of the deposits or money market instruments. In the event a financial institution or an issuer defaults on its obligations, i.e. unable to service timely payments of interest and/or pay the principal amount upon maturity, this may result in the loss of capital and/or income, thus reducing the value of the Fund. The Manager will conduct ongoing monitoring of the financial institution's or issuer's credit ratings.

Please refer to section 3 of the prospectus for further details on "Credit and Default Risk".

#### Investment in Collective Investment Schemes

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 in addition to the Fund's direct fees and expenses. Investing in other collective investment schemes may be subject to the risk that (i) the valuations of the Fund may not reflect the true value of the underlying collective investment schemes at a specific time which could result in significant losses or inaccurate pricing for the Fund and/or (ii) the valuation may not be available as at the relevant valuation point for the Fund. The Fund's investments in collective investment schemes may subject the Fund to additional risks (such as risk associated with the investment manager of the collective investment scheme) than if the Fund would have invested directly in the underlying investments of the collective investment schemes. The risk associated with the investment manager of the collective investment schemes includes but are not limited to the risk of non-adherence to the investment objective, strategy and policies of the collective investment schemes, the risk of direct or indirect losses resulting from inadequate or failed operational and administrative processes and systems of the investment manager of the collective investment schemes may underperform due to poor investment decisions by the investment manager of the collective investment schemes.

# Over-the-counter ("OTC") Counterparty Risk

OTC counterparty risk is the risk associated with the other party to an OTC derivative transaction not meeting its obligations. If the counterparty to the OTC derivative transaction is unable to meet or otherwise defaults on its obligations (for example, due to bankruptcy or other financial difficulties), the Fund may be exposed to significant losses greater than the cost of the derivatives. The risk of default of a counterparty is directly linked to the creditworthiness of that counterparty. Should there be a downgrade in the credit rating of the OTC derivatives' counterparty, the Manager will evaluate the situation and reassess the creditworthiness of the counterparty. The Manager will take the necessary steps in the best interest of the Fund.

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 3 in the prospectus for the general and specific risks of investing in the Fund.

Note: If your investments are made through an institutional unit trust scheme 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, the Manager 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 is valued once every business day after the close of the market in which the portfolio of the Fund is invested for the relevant day but not later than the end of next business day.

As such, the daily price of the Fund for a particular business day will not be published on the next business day but will instead be published 2 business days later (i.e., the price will be 2 days old).

Investors will be able to obtain the unit price of the Fund from www.maybank-am.com.my. Alternatively, the Manager's client servicing personnel can be contacted at 03-2297 7888.

#### 8. Exiting from Investment

Submission of Redemption Request	The cut-off time for redemption of units shall be at <b>4.00 p.m.</b> on a business day.  Note: The Manager's distributors may set an earlier cut-off time for receiving applications in respect of any dealing in units. Please check with the respective distributors for their respective cut-off time.
Payment of Redemption Proceeds	Redemption proceeds will be paid out within seven (7) business days from the date the redemption request is received by the Manager.



Remittance of Redemption	The Manager shall remit the redemption proceeds to the account held in the name
Proceeds	of the unit holder(s).

## 9. Fund Performance

## I. The average total returns of the Fund

Note: Basis of calculation and assumption made in calculating the returns:

Performance return =  $\frac{NAV t - NAV t-1}{NAV t-1}$ 

Annualised performance return =  $(1+performance return)^{\land} \left(\frac{number of period per year}{total no.of periods}\right)$  - 1

NAV t refers to NAV at the end of the period.

NAV t-1 refers to NAV at the beginning of the period.

## Average total return for the financial year ended 31 July

MYR Class	1 year	3 year	Since Commencement
Fund	25.35	2.35	4.52
Benchmark	31.48	11.57	13.07
MYR (Hedged) Class	1 year	3 year	Since Commencement
Fund	20.18	(1.69)	(0.07)
Benchmark	29.04	8.47	9.23
USD Class	1 year	3 year	Since Commencement
Fund	23.01	(0.67)	0.60
Benchmark	29.04	8.47	9.23

# II. The annual total return of the Fund as at 31 July

MYR Class	2024	2023	2022	2021*
Fund	25.35	8.11	(20.88)	8.81
Benchmark	31.48	22.46	(13.74)	10.48
MYR (Hedged) Class	2024	2023	2022	2021*
Fund	20.18	4.05	(24.02)	5.02
Benchmark	29.04	20.91	(18.20)	6.57
USD Class	2024	2023	2022	2021*
Fund	23.01	6.55	(25.23)	4.18
Benchmark	29.04	20.91	(18.20)	6.57

Note: \*Period from 5 February 2021 (commencement date)

# The total return of the Fund is based on the following calculation:

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Capital return =	NAV per unit at the end of the period	
	NAV per unit at the beginning of the period	-1
Income return =	Income distribution per unit  NAV per unit on ex-date	
Total return =	(1 + Capital return) x (1 + Income return) - 1	

## 1-Year Fund performance review

MYR Class registered a total return of 25.35% against its benchmark's return of 31.48%, thus underperformed the benchmark by 6.13%.

MYR (Hedged) Class registered a total return of 20.18% against its benchmark's return of 29.04%, thus underperformed the benchmark by 8.86%.

USD Class registered a total return of 23.01% against its benchmark's return of 29.04%, thus underperformed the benchmark by 6.03%.



III. Portfolio turnover ratio ("PTR") as at 31 July

Portfolio turnover is a measure of the volume of trading undertaken by a fund in relation to the fund's size.

	2024*	2023	2022
PTR (times)	0.77	0.42	1.01

<sup>\*</sup> The PTR was higher than the previous financial year due to the increase in trading activities during the period under review.

## IV. Distribution as at 31 July

MYR Class	2024	2023	2022
Gross distribution per Unit (RM sen)	Nil	Nil	Nil
Net distribution per Unit (RM sen)	Nil	Nil	Nil
Cash or Units	-	-	-
MYR (Hedged) Class	2024	2023	2022
Gross distribution per Unit (RM sen)	Nil	Nil	Nil
Net distribution per Unit (RM sen)	Nil	Nil	Nil
Cash or Units	-	-	-

USD Class	2024	2023	2022
Gross distribution per Unit (USD cent)	Nil	Nil	Nil
Net distribution per Unit (USD cent)	Nil	Nil	Nil
Cash or Units	-	-	-

# PAST PERFORMANCE OF THE FUND IS NOT AN INDICATION OF ITS FUTURE PERFORMANCE

#### 10. Contact Information

I. For internal dispute resolution, you may contact:

Clients Servicing Personnel
Tel: 03-2297 7888
Fax: 03-2715 0071

Email : mamcs@maybank.com.my Website : www.maybank-am.com

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 : 03-2276 6969b. via email to : info@sidrec.com.my

c. via letter to : Securities Industry Dispute Resolution Center (SIDREC)

Level 25, Menara Takaful Malaysia, No. 4, Jalan Sultan Sulaiman 50000 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 8999b. 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

IV. Federation of Investment Managers Malaysia (FIMM)'s Complaints Bureau:

**a**. via phone to : 03-7890 4242

**b.** via email to : complaints@fimm.com.my

c. via the online complaint form available at www.fimm.com.my

d. via letter to : Legal & Regulatory Affairs

Federation of Investment Managers Malaysia

19-06-1, 6th Floor, Wisma Capital A, No. 19, Lorong Dungun, Damansara Heights

50490 Kuala Lumpur