



Important Notes 重要提示

- 1 Manulife Global Fund – Asia Pacific REIT Fund (the “Fund”) invests primarily in equities and equity-related securities in the Asia Pacific ex-Japan region, which exposes investors to equity market risk as well as geographic concentration and currency risk.
 - 2 The relevant distributing class of the Fund does not guarantee distribution of dividends, the frequency of distribution and the amount/rate of dividends. Dividends may be paid out of income, realized capital gains and/or out of capital of the Fund in respect of Inc share class(es). Dividends may be paid out of realized capital gains, capital and/or gross income while charging all or part of their fees and expenses to capital (i.e. payment of fees and expenses out of capital) in respect of MDIST (G) and R MDIST (G) share class(es). Dividends paid out of capital of the Fund amounts to a return or withdrawal of part of the amount of an investor's original investment or from any capital gains attributable to that original investment and may result in an immediate decrease in the net asset value per share in respect of such class(es) of the Fund.
 - 3 The Fund invests in real estate investment trusts (“REITs”), which may expose investors to sector concentration and real estate-related risks.
 - 4 The Fund intends to use financial derivative instruments (“FDIs”) for investment, efficient portfolio management and/or hedging purposes. The use of FDIs exposes the Fund to additional risks, including volatility risk, management risk, market risk, credit risk and liquidity risk.
 - 5 Investment involves risk. The Fund may expose its investors to capital loss. Investors should not make decisions based on this material alone and should read the offering document for details, including the risk factors, charges and features of the Fund and its share classes.
 - 6 Given RMB is currently not a freely convertible currency, payment of redemptions and/or dividend payment in RMB may be delayed due to the exchange controls and restrictions applicable to RMB. As offshore RMB (CNH) will be used for the valuation of RMB denominated Class(es), CNH rate may be at a premium or discount to the exchange rate for onshore RMB (CNY) and there may be significant bid and offer spreads and thus the value of the RMB denominated Class(es) will be subject to fluctuation. Any devaluation of RMB could adversely affect the value of investors' investments in the RMB denominated Class(es) of the Fund.
- 1 宏利環球基金 - 亞太房地產投資信託產業基金 (「本基金」) 主要投資於亞太 (日本除外) 地區的股票及股票相關證券，投資者可能會承受股票市場、地域集中及貨幣風險。
 - 2 本基金相關的派息類別並不保證會作出股息分派、分派的頻次及股息款額或派息率。本基金可從收益類別股份的收益、已變現資本收益及 / 或從資本撥付股息。本基金可從每月派息(G)或R每月派息(G)的類別股份的已變現資本收益、資本及 / 或總收益撥付股息，並從資本扣除全部或部分費用及開支(即從資本撥付費用及開支)。從本基金資本中撥付股息等於退回或提取投資者原本投資額的一部分或該原本投資額應佔的任何資本收益。此舉可能導致本基金該類別的每股資產淨值即時減少。
 - 3 本基金投資於房地產投資信託基金 (REITs)，可能會使投資者承受行業集中及房地產相關風險。
 - 4 本基金擬使用金融衍生工具作投資、有效管理投資組合及 / 或對沖目的。金融衍生工具的使用導致本基金承受額外風險，包括波動風險、管理風險、市場風險、信用風險及變現風險。
 - 5 投資涉及風險。本基金的投資者或須承受資本虧損。投資者不應只單靠本資料而作出投資決定，而應仔細閱讀銷售文件，以獲取詳細資料，包括本基金及其股份類別的風險因素、收費及產品特點。
 - 6 人民幣目前並非可自由兌換的貨幣，以人民幣支付贖回款項及 / 或股息款項可能由於適用於人民幣的匯兌管制及限制而延遲。由於離岸人民幣 (CNH) 將用於人民幣計價類別的估價，因此CNH匯率與在岸人民幣 (CNY) 匯率相比可能存在溢價或折讓，買價或賣價之間並可能存在顯著差價，因此人民幣計價類別的價值將受波動影響。人民幣一旦貶值，有可能對投資者於基金的人民幣計價類別的投資的價值構成不利影響。

Fund prices may go down as well as up. Past performance information presented are not indicative of future performance. Investor has his/her own personal investment objectives, investment products may not be suitable for everyone.

基金價格可跌亦可升，過往業績數據並非未來業績的指標。投資者的目標各有不同，投資產品未必適合所有投資者。

This material has not been reviewed by the Securities and Futures Commission.

證券及期貨事務監察委員會並未有審閱此文件。

Issued by Manulife Investment Management (Hong Kong) Limited.

由宏利投資管理 (香港) 有限公司刊發。

Information as of 資料截至 2024/02/29

Asia Pacific REIT Fund

亞太房地產投資信託產業基金

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Feb 2024

Investment Objective 投資目標

This Fund aims to provide long-term capital appreciation and income generation primarily through investment in real estate investment trusts ("REITs") in the Asia Pacific ex-Japan region.

本基金旨在主要透過投資於亞太（日本除外）地區的房地產投資信託基金（「REITs」），以提供長期資產增值和賺取收入。

Fund Information 基金資料

Investment Manager 投資管理人	Manulife Investment Management (Hong Kong) Limited 宏利投資管理(香港)有限公司		
Launch Date (YYYY/MM/DD) 發行日期	2018/09/11		
Launch Price (per share) 發行價格(每股)	USD 1.00		
Base Currency 基礎貨幣	USD 美元		
Available Class(es) and their Bloomberg/ISIN Code 可選擇之類別及其彭博/ISIN編號	Bloomberg Ticker 彭博編號	ISIN Code ISIN編號	
Class AA (USD) AA(美元)類別	MLPRAAU	LU1813981328	
Class AA (USD) Acc AA(美元)累積類別	MLPRAUA	LU2089983667	
Class AA (USD) Inc AA(美元)收益類別	MLPRAAI	LU1813981674	
Class R (USD) MDIST (G) R(美元)每月派息(G)類別	MLPRRUS	LU2086872632	
Class AA (USD) MDIST (G) AA(美元)每月派息(G)類別	MLPRAUM	LU1813982136	
Class AA (HKD) AA(港元)類別	MLPRAAH	LU1813981591	
Class AA (HKD) Inc AA(港元)收益類別	MLPRAIH	LU1813981914	
Class R (HKD) MDIST (G) R(港元)每月派息(G)類別	MLPRRHK	LU2086872558	
Class AA (HKD) MDIST (G) AA(港元)每月派息(G)類別	MLPRAHM	LU1813982482	
Class AA (AUD Hedged) MDIST (G) AA(澳元對沖)每月派息(G)類別	MLPRAAM	LU1813982219	
Class AA (GBP Hedged) MDIST (G) AA(英鎊對沖)每月派息(G)類別	MLPRAGM	LU2100725352	
Class AA (RMB Hedged) MDIST (G) AA(人民幣對沖)每月派息(G)類別	MLPRARM	LU2100725279	
Income Class(es) Last Dividend Payout [®] 收益類別上次派息支付 [®] (per share 每股)	Dividend Amount 派息額	Ex-Dividend Date 除息日 (YYYY/MM/DD)	Annualised Yield 年度化派息率
Class AA (USD) Inc	USD0.0026	2024/02/01	4.83%
Class R (USD) MDIST (G)	USD0.0041	2024/02/01	10.78%
Class AA (USD) MDIST (G)	USD0.0036	2024/02/01	7.46%
Class AA (HKD) Inc	HKD0.0264	2024/02/01	4.86%
Class R (HKD) MDIST (G)	HKD0.0416	2024/02/01	10.81%
Class AA (HKD) MDIST (G)	HKD0.0364	2024/02/01	7.49%
Class AA (AUD Hedged) MDIST (G)	AUD0.0025	2024/02/01	5.49%
Class AA (GBP Hedged) MDIST (G)	GBP0.0046	2024/02/01	8.21%
Class AA (RMB Hedged) MDIST (G)	CNY0.0190	2024/02/01	3.18%
Fund Size 基金規模	USD 311.14 million 百萬		
Initial Charge 初次收費	Up to 5.00% 最多達5.00%		
Redemption Charge 贖回費	Nil 不適用		
Switching Charge 轉換費	Up to 1.00% 最多達1.00%		
Management Fee [*] 管理費 [*]	1.50% per annum of the NAV of this fund 每年本基金資產淨值的 1.50%		
Minimum Initial Investment 最低初次投資額	USD 1,000		
Minimum Subsequent Investment 最低其後投資額	USD 100		
Net Asset Value (NAV) Per Share 每股資產淨值	USD 0.7086 (Class AA (USD) AA(美元)類別)		
Standard Deviation (3 Years) 標準差(三年)	17.94%		

Calendar Year Performance 年度表現

	2023	2022	2021	2020	2019
Class AA (USD) AA(美元)類別	0.38%	-16.48%	-5.19%	-6.04%	17.24%

Cumulative Performance 累積表現

	YTD 年初至今	3 months 三個月	1 yr. 一年	3 yrs. 三年	5 yrs. 五年	Since Launch 成立至今
Class AA (USD) AA(美元)類別	-8.60%	0.48%	-9.95%	-26.05%	-25.99%	-20.47%

5-Year Cumulative Performance 五年累積表現



Top Holdings 主要持有成份

Link Real Estate Investment Trust	9.67%
CapitaLand Integrated Commercial Trust	9.65%
CapitaLand Ascendas REIT	9.28%
Fraser's Logistics & Commercial Trust	6.07%
Fraser's Centrepoint Trust	5.28%
Mapletree Logistics Trust	4.77%
Mapletree Pan Asia Commercial Trust	4.77%
Mapletree Industrial Trust	4.68%
Fortune Real Estate Investment Trust	3.88%
CapitaLand Ascott Trust	3.27%

Geographical Breakdown^{*} 地區分佈^{*}

Singapore 新加坡	71.04%
Hong Kong 香港	13.62%
Australia 澳洲	11.53%
Philippines 菲律賓	1.59%
China 中國	0.94%
Cash & Cash Equivalents 現金及現金等值資產	1.28%

Sector Breakdown^{*} 類別分佈^{*}

Retail REITs 零售業房地產投資信託	38.20%
Industrial REITs 工業房地產投資信託	31.24%
Hotel & Resort REITs 酒店及度假村房地產投資信託	7.62%
Diversified REITs 多樣化房地產投資信託	7.57%
Specialized REITs 專門房地產投資信託	4.90%
Real Estate Management & Development 房地產管理與開發	3.97%
Office REITs 辦公室房地產投資信託	3.90%
Healthcare REITs 醫療保健房地產投資信託	1.33%
Cash & Cash Equivalents 現金及現金等值資產	1.28%

Source: Manulife Investment Management (Hong Kong) Limited unless otherwise indicated. All the performance figures are on NAV to NAV basis, in base currency with dividends reinvested. The sourced information contained herein is not warranted to be accurate, complete or timely. Neither Manulife Investment Management (Hong Kong) Limited nor any of its affiliates are responsible for any damages or losses arising from any use of this information. 資料來源：宏利投資管理(香港)有限公司或另有說明。所有的業績數據以資產淨值對資產淨值及基礎貨幣計算，股息再投資。本文件內所提供的資料並未就其準確性、完整性、及時間性作出保證。宏利投資管理(香港)有限公司及其任何聯繫公司均不負責任何因使用該等資料而引致的損害及損失。

[®] This fund does not guarantee distribution of dividends, the frequency of distribution and the amount of dividends. Distribution may be paid out of capital. Please refer to Important Note 2 for details. Annualised yield = [(1+distribution per unit/ex-dividend NAV)/distribution frequency]-1, the annualised dividend yield is calculated based on the latest relevant dividend distribution with dividend reinvested, and may be higher or lower than the actual annual dividend yield. 本基金的派息、派發頻率及派發金額並無保證。派息可能從資本中支付。詳情請注意重要提示2。年度化派息率 = [(1+每單位派息/除息日資產淨值)^每年派息次數]-1。年度化派息率乃基於最近一次相關派息計算及假設收益再撥作投資，可能高於或低過實際全年派息率。

^{*} Management Fee may be increased to a maximum of 6% of the Net Asset Value of the relevant Fund by giving not less than three months' prior notice of the proposed increase to the Depositary and to the Shareholders of the relevant Fund. Please refer to the Fund prospectus for details. 管理費可增加至最高為有關基金的資產淨值的6%，但須就擬作出的增加給予存管處及有關基金的股東至少三個月的事先通知。詳情請參閱本基金的基金章程。

⁻ Due to rounding, the total may not be equal to 100%. A negative percentage, if any, represents a short position in the portfolio for hedging/cash flow management purposes. Please refer to offering document of the Fund for details. 數字經修整後，總計可能並不相等於100%。負數百分比(如有)代表投資組合為了對沖或現金流管理而持有短倉。有關詳情請參閱本基金之銷售文件。

This fund does not directly invest in real estate or property. This fund involves liquidity, volatility, political, regulatory and currency risks. Investors may potentially expose to capital loss. This Fund is authorised by the Securities and Futures Commission of Hong Kong ("SFC"). SFC's authorisation of the fund is not made under the Code on Real Estate Investment Trust and does not imply official recommendation. 本基金並非直接投資於房地產。本基金可能涉及流動性、波動性、政治、規管及貨幣風險。投資者或須承受資本虧損。本基金已獲香港證券及期貨事務監察委員會（「證監會」）認可。證監會並非根據房地產投資信託守則給予本基金認可，亦不表示本基金獲得官方推介。