

# Morgan Stanley Investment Funds

## Global Property Fund

### Investment objective

Seeks to provide long term capital appreciation, measured in U.S. dollars, primarily through investment in the equity securities of companies in the real estate industry located throughout the world.

### Share Class I Risk and Reward profile



The higher the category (1 - 7), the greater the potential reward, but also the greater the risk of losing the investment. Category 1 does not indicate a risk-free investment.

Download the fund's Key Investor Information document for share class tailored risk ratings and warnings at: [www.morganstanleyinvestmentfunds.com](http://www.morganstanleyinvestmentfunds.com)

### Class I shares vs. benchmark<sup>1</sup>

Performance of 100 U.S. dollars invested since inception



### Returns in U.S. dollars vs. benchmark<sup>1</sup>

Fund (net of fees) %

Period	I	A	B	Index
One month	(0.69)	(0.75)	(0.80)	(0.18)
Last three months	(0.63)	(0.81)	(1.02)	(0.06)
YTD	7.48	6.83	6.00	9.80
One year	7.99	7.22	6.21	9.05
Three years (annualised)	1.93	1.20	0.20	3.93
Five years (annualised)	5.68	4.92	3.88	6.91
Ten years (annualised)	1.33	0.60	(0.41)	1.66
Since inception (annualised)	2.16	n/a	n/a	2.64

### % 12 month returns

31.10.16 - 31.10.17	7.99	7.22	6.21	9.05
31.10.15 - 31.10.16	(4.56)	(5.25)	(6.21)	(0.42)
31.10.14 - 31.10.15	2.75	2.02	1.00	3.39
31.10.13 - 31.10.14	9.01	8.21	7.13	8.57
31.10.12 - 31.10.13	14.17	13.35	12.21	14.58

Past performance is not a reliable indicator of future results. Returns may increase or decrease as a result of currency fluctuations. All performance data is calculated NAV to NAV, net of fees, and does not take account of commissions and costs incurred on the issue and redemption of units.

### Morningstar Overall Rating

#### Class I shares



EAA Fund Property - Indirect Global

Out of 446 Funds. Based on Risk Adjusted Return.

### Fund facts

<b>Fund launch</b>	October 2006
<b>Portfolio Managers</b>	Ted Bigman, Sven van Kemenade, Michiel te Paske, Angeline Ho, Bill Grant, Desmond Foong
<b>Location</b>	New York/Amsterdam/Singapore
<b>Base currency</b>	U.S. dollars
<b>Benchmark</b>	FTSE EPRA/NAREIT Developed Real Estate (Net) Equally Weighted Between North American, European and Asian Regions Index
<b>Total assets</b>	\$ 924.1 million
<b>NAV Class I</b>	\$ 31.63

Portfolio characteristics	Fund
Dividend Yield	3.52
Number of holdings	169
Top 10 holdings (% of Total Net Assets)	Fund
Simon Property Group	4.17
Unibail-Rodamco Se	3.28
Sun Hung Kai Properties Ltd	3.12
Mitsui Fudosan Co. Ltd	2.51
Mitsubishi Estate Co. Ltd	2.46
Vonovia Se	2.32
Land Securities Group plc	2.29
Vornado Realty Trust	2.14
Ck Asset Holdings Ltd	2.12
Hongkong Land Holdings Ltd	2.09
<b>Total</b>	<b>26.50</b>

Geographic allocation (% of Total Net Assets)	Fund
United States	32.38
Hong Kong	14.43
Japan	11.78
United Kingdom	9.55
France	8.51
Australia	6.17
Germany	4.28
Spain	1.84
Singapore	1.41
Other	8.35
Cash & Equivalents	1.31
<b>Total</b>	<b>100.00</b>

Sector allocation (% of Total Net Assets)	Fund
Diversified	37.38
Retail	24.28
Office	14.99
Residential	10.93
Industrial	3.91
Self Storage	2.50
Healthcare	2.36
Lodging/Resorts	2.21
Industrial/Office Mixed	0.14
Cash & Equivalents	1.31
<b>Total</b>	<b>100.00</b>

Statistics (Class I shares)	Fund
Alpha	(2.01)
Beta	0.98
R squared	0.96
Information ratio	(0.90)
Tracking error	2.23
Fund volatility (Standard deviation)	10.98
Index volatility (Standard deviation)	10.95

Based on monthly observations, annualised over last 3 years.

Charges	Z	I	A	B
Ongoing charges % <sup>2</sup>	1.00	1.04	1.74	2.74
Management Fee %	0.85	0.85	1.50	1.50

Share Class	CCY	ISIN	Bloomberg	Launch
A	USD	LU0266114312	MORGPR LX	31.10.2006
AH (EUR)	EUR	LU0552900242	MSGPYAH LX	25.10.2010
B	USD	LU0266114585	MORGPRB LX	31.10.2006
BH (EUR)	EUR	LU0341470432	MORGPRB LX	25.10.2010
C	USD	LU0362497223	MSGPROC LX	25.07.2008
CH (EUR)	EUR	LU0552900325	MSGPYCH LX	25.10.2010
I	USD	LU0266114668	MORGPRI LX	31.10.2006
IX	USD	LU0266115475	MORGPIX LX	31.10.2006
Z	USD	LU0360485493	MORGPRZ LX	05.08.2008
ZH (EUR)	EUR	LU0360485576	MSGPZHE LX	14.08.2017
ZX	USD	LU0360613599	MSGPYZX LX	20.01.2017

## Footnotes

Publication date: 16 November 2017.

<sup>1</sup> See the 'Share Class' section for inception date(s).

<sup>2</sup> The Ongoing Charges Figure ("OCF") reflects the payments and expenses which cover aspects of operating the fund and is deducted from the assets over the period. It includes fees paid for investment management, trustee/custodian, and administration charges.

## Morningstar

**Ratings:** The Morningstar Rating™ for funds, or "star rating", is calculated for managed products (including mutual funds, variable annuity and variable life subaccounts, exchange-traded funds, closed-end funds, and separate accounts) with at least a three-year history. Exchange-traded funds and open-ended mutual funds are considered a single population for comparative purposes. It is calculated based on a Morningstar Risk-Adjusted Return measure that accounts for variation in a managed product's monthly excess performance, placing more emphasis on downward variations and rewarding consistent performance. The top 10% of products in each product category receive 5 stars, the next 22.5% receive 4 stars, the next 35% receive 3 stars, the next 22.5% receive 2 stars, and the bottom 10% receive 1 star. The Overall Morningstar Rating for a managed product is derived from a weighted average of the performance figures associated with its three-, five-, and 10-year (if applicable) Morningstar Rating metrics. The weights are: 100% three-year rating for 36-59 months of total returns, 60% five-year rating/40% three-year rating for 60-119 months of total returns, and 50% 10-year rating/30% five-year rating/20% three-year rating for 120 or more months of total returns. While the 10-year overall star rating formula seems to give the most weight to the 10-year period, the most recent three-year period actually has the greatest impact because it is included in all three rating periods. Ratings do not take into account sales loads. © 2017 Morningstar. All Rights Reserved. The information contained herein: (1) is proprietary to Morningstar and/or its content providers; (2) may not be copied or distributed; and (3) is not warranted to be accurate, complete or timely. Neither Morningstar nor its content providers are responsible for any damages or losses arising from any use of this information. **Past performance is no guarantee of future results.**

## Important information

This document has been prepared by Morgan Stanley Investment Management Limited ("MSIM") solely for informational purposes and does not seek to make any recommendation to buy or sell any particular security (including Shares in the Fund) or to adopt any specific investment strategy. MSIM has not authorised financial intermediaries to use and to distribute this document, unless such use and distribution is made in accordance with applicable law and regulation. Additionally, financial intermediaries are required to satisfy themselves that the information in this document and an investment in Shares of the Fund is suitable for any person to whom they provide this document in view of that person's circumstances and purpose. MSIM shall not be liable for, and accepts no liability for, the use or misuse of this document by any such financial intermediary. If such a person considers an investment in Shares of the Fund, she/he should always ensure that she/he has satisfied herself/himself that she/he has been properly advised by that financial intermediary about the suitability of an investment.

Past performance is not a reliable indicator of future results. Returns may increase or decrease as a result of currency fluctuations. The value of the investments and the income from them can go down as well as up and an investor may not get back the amount invested. There are additional risks involved with this type of investment. Please refer to the Prospectus and relevant Key Investor Information for full risk disclosure.

This Financial Promotion has been issued and approved in the UK by Morgan Stanley Investment Management Limited, 25 Cabot Square, Canary Wharf, London E14 4QA, authorised and regulated by the Financial Conduct Authority.

This publication is disseminated in Australia by Morgan Stanley Investment Management (Australia) Pty Limited ACN: 122040037, A.F.S.L. No. 314182, which accept responsibility for its contents. This publication, and any access to it, is intended only for "wholesale clients" within the meaning of the Australian Corporations Act.

This document should not be considered to be the subject of an invitation for subscription or purchase, whether directly or indirectly, to the public or any member of the public in Singapore other than (i) to an institutional investor under section 304 of the Securities and Futures Act, Chapter 289 of Singapore ("SFA"), (ii) to a "relevant person" (which includes an accredited investor) pursuant to section 305 of the SFA, and such distribution is in accordance with the conditions specified in section 305 of the SFA; or (iii) otherwise pursuant to, and in accordance with the conditions of, any other applicable provision of the SFA. In particular, for investment funds that are not authorized or recognized by the MAS, units in such funds are not allowed to be offered to the retail public; any written material issued to persons as aforementioned in connection with an offer is not a prospectus as defined in the SFA and, accordingly, statutory liability under the SFA in relation to the content of prospectuses does not apply, and investors should consider carefully whether the investment is suitable for them.

This document contains information relating to the sub-funds ("Funds") of Morgan Stanley Investment Funds, a Luxembourg domiciled Société d'Investissement à Capital Variable. Morgan Stanley Investment Funds (the "Company") is registered in the Grand Duchy of Luxembourg as an undertaking for collective investment pursuant to Part 1 of the Law of 17th December 2010, as amended. The Company is an Undertaking for Collective Investment in Transferable Securities ("UCITS").

This communication is only intended for and will only be distributed to persons resident in jurisdictions where such distribution or availability would not be contrary to local laws or regulations. In particular, the Shares are not for distribution in the United States or to US persons.

If you are a distributor of the Morgan Stanley Investment Funds, some or all of the funds, or Shares in individual funds, may be available for distribution. Please refer to your sub-distribution agreement, for these details before forwarding fund information to your clients.

Applications for shares in Morgan Stanley Investment Funds should not be made without first consulting the current Prospectus, Key Investor Information Document, Annual Report and Semi-Annual Report ('Offering Documents'), or other documents available in your local jurisdiction, which are available free of charge from the Registered Office: European Bank and Business Centre, 6B route de Trèves, L-2633 Senningerberg, R.C.S. Luxembourg B 29 192. In addition, all Italian investors should refer to the 'Extended Application Form', and all Hong Kong investors should refer to the 'Additional Information for Hong Kong Investors' section, outlined within the Prospectus.

Copies of the Prospectus, Key Investor Information Document, the Articles of Incorporation and the annual and semi-annual reports, in German, and further information can be obtained free of charge from the representative in Switzerland. The representative in Switzerland is Carnegie Fund Services S.A., 11, rue du Général-Dufour, 1204 Geneva. The paying agent in Switzerland is Banque Cantonale de Genève, 17, quai de l'île, 1204 Geneva.

The source for all performance and index data is Morgan Stanley Investment Management Limited. Calculations are NAV to NAV. Performance is quoted net of fees and with income reinvested.

For cash management purposes the Fund may invest in shares in the Liquidity Funds of Morgan Stanley Liquidity Funds.

This document may be translated into other languages. Where such a translation is made this English version remains definitive. If there are any discrepancies between the English version and any version of this document in another language, the English version shall prevail.