

Morgan Stanley Investment Funds

Asian Property Fund - I Shares

(Accumulation Share Class)

Investment Objective

Long term growth of your investment.

Investment Approach

We seek attractive long-term, risk-adjusted returns by investing in publicly traded real estate securities in Asia and Oceania. We combine a value-oriented, bottom-up-driven investment strategy and a top-down allocation that seeks diversified exposure to all major asset classes with an overweighting to property markets that we believe offer the best relative valuation.

Investment Team

	JOINED FIRM	YEARS OF INVESTMENT EXPERIENCE
Ted Bigman, Head of Global Listed Real Assets Investing	1995	33
Angeline Ho, Managing Director	1997	28
Desmond Foong, Managing Director	2011	16

Team members may be subject to change at any time without notice.

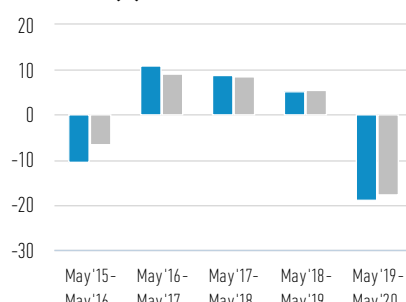
Class I Shares (% net of fees) vs. Index in USD

Performance of 100 USD Invested Since Inception (Cash Value)



— Class I Shares
— FTSE EPRA/NAREIT Asian Real Estate Net Total Return Index

12 Month Performance Periods to Latest Month End (%)



■ Class I Shares
■ FTSE EPRA/NAREIT Asian Real Estate Net Total Return Index

Investment Performance (% net of fees) in USD

	Cumulative (%)				Annualised (% p.a.)			
	1 M	3 M	YTD	1 YR	3 YR	5 YR	10 YR	INCEPTION
Class I Shares	-2.28	-13.25	-20.80	-18.72	-2.27	-1.49	3.81	3.32
FTSE EPRA/NAREIT Asian Real Estate Net Total Return Index	-0.35	-15.19	-22.04	-17.80	-1.96	-0.80	4.57	3.44

Calendar Year Returns (%)

	2019	2018	2017	2016	2015	2014	2013
Class I Shares	13.95	-1.65	15.46	3.32	-6.72	-1.53	3.25
FTSE EPRA/NAREIT Asian Real Estate Net Total Return Index	16.59	-1.92	15.56	5.61	-7.60	0.08	4.32

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. The sources for all performance and Index data is Morgan Stanley Investment Management.

The Blended Index performance shown is calculated using the GPR General Quoted Asia Net Index from inception through 31 January 2009 and the FTSE EPRA/NAREIT Asian Real Estate Net Total Return Index thereafter.

REAL ASSETS

FACTSHEET | 31 May 2020

Investors should read the Key Investor Information Document and Prospectus before investing.

Share Class

	CLASS I
Currency	U.S. dollars
ISIN	LU0078113064
Bloomberg	MORAPRI LX
Inception date	01 September 1997
Net asset value	\$ 21.02

Fund Facts

Launch date	01 September 1997
Base currency	U.S. dollars
Index	FTSE EPRA/NAREIT Asian Real Estate Net Total Return Index
Total net assets	\$ 78.22 million
Structure	Luxembourg SICAV

Charges (%)

	CLASS I
Max Entry Charge	3.00
Ongoing Charges	0.94
Management Fee	0.75

Entry Charge is a maximum possible figure. In some cases you might pay less, you can find this out from your financial adviser. Ongoing Charges reflect the payments and expenses incurred during the fund's operation and are deducted from the assets of the fund over the period. It includes fees paid for investment management (Management Fee), trustee/custodian, and administration charges. For more information please see the Charges and Expenses section of the prospectus.

Subscriptions (USD)

	CLASS I
Minimum initial investment	0
Minimum subsequent investment	0

Statistics

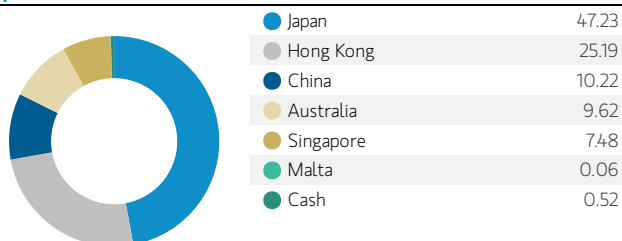
(3 Year Annualised)	CLASS I	INDEX
Excess Return (%)	-0.31	--
Alpha (%)	-0.63	--
Beta	0.92	1.00
Information ratio	-0.09	--
R squared	0.96	1.00
Tracking error (%)	3.37	--
Volatility (Standard deviation) (%)	16.05	17.21

Characteristics

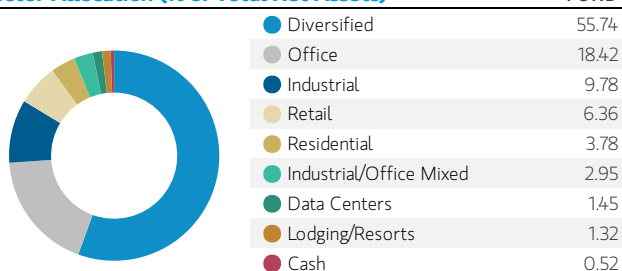
	FUND
Active share (%)	37.70
Dividend Yield (%)	4.09
Number of holdings	61

Top Countries (% of Total Net Assets)¹

FUND

Sector Allocation (% of Total Net Assets)^{1,2}

FUND

Top Holdings (% of Total Net Assets)³

FUND

Mitsui Fudosan Co. Ltd	7.88
Sun Hung Kai Properties Ltd	7.54
Mitsubishi Estate Co. Ltd	6.55
Nippon Building Fund Inc	5.89
Sumitomo Realty and Development Co.	5.40
Link REIT	4.14
Japan Real Estate Investment	3.71
Swire Properties Limited	3.60
Dexus	3.56
China Resources Land Ltd	3.47
Total	51.74

¹ May not sum to 100% due to the exclusion of other assets and liabilities.

² For additional information regarding sector classification/definitions please visit www.msci.com/gics and the glossary at www.morganstanley.com/im.

³ These securities and percentage allocations are only for illustrative purposes and do not constitute, and should not be construed as, investment advice or recommendations with respect to the securities or investments mentioned.

Please refer to the Prospectus for full risk disclosures, available at www.morganstanleyinvestmentfunds.com. All data as of 31.05.2020 and subject to change daily.

Share Class I Risk and Reward Profile

Lower Risk

Higher Risk



Potentially Lower Rewards

Potentially Higher Rewards

The risk and reward category shown is based on historic data.

- Historic figures are only a guide and may not be a reliable indicator of what may happen in the future.
 - As such this category may change in the future.
 - The higher the category, the greater the potential reward, but also the greater the risk of losing the investment. Category 1 does not indicate a risk free investment.
 - The fund is in this category because it invests in property company shares and the fund's simulated and/or realised return has experienced high rises and falls historically.
 - The fund may be impacted by movements in the exchange rates between the fund's currency and the currencies of the fund's investments.
- This rating does not take into account other risk factors which should be considered before investing, these include:
- The fund relies on other parties to fulfill certain services, investments or transactions. If these parties become insolvent, it may expose the fund to financial loss.
 - There are additional risks associated with investing in real estate.
 - There may be an insufficient number of buyers or sellers which may affect the funds ability to buy or sell securities.
 - Investment in China A-Shares via Shanghai-Hong Kong Stock Connect program may also entail additional risks, such as risks linked to the ownership of shares.
 - There are increased risks of investing in emerging markets as political, legal and operational systems may be less developed than in developed markets.
 - Past performance is not a reliable indicator of future results. Returns may increase or decrease as a result of currency fluctuations. The value of investments and the income from them can go down as well as up and investors may lose all or a substantial portion of his or her investment.
 - The value of the investments and the income from them will vary and there can be no assurance that the Fund will achieve its investment objectives.
 - Investments may be in a variety of currencies and therefore changes in rates of exchange between currencies may cause the value of investments to decrease or increase. Furthermore, the value of investments may be adversely affected by fluctuations in exchange rates between the investor's reference currency and the base currency of the investments.

Additional I Share Classes

	CURRENCY	LAUNCH	ISIN	BLOOMBERG
IX	USD	31.01.2006	LU0239678633	MORAPIX LX

DEFINITIONS

Active Share is a measure of the percentage of stock holdings in a managers portfolio that differ from the benchmark index (based on holdings and weight of holdings). Active Share scores range from 0%-100%. A score of 100% means you are completely different from the benchmark. Active Share calculation may consolidate holdings with the same economic exposure. **Alpha** (Jensen's) is a risk-adjusted performance measure that represents the average return on a portfolio or investment above or below that predicted by the capital asset pricing model (CAPM) given the portfolio's or investment's beta and the average market return. Prior to 6/30/2018 Alpha was calculated as the excess return of the fund versus benchmark. **Beta** is a measure of the relative volatility of a fund to the market's upward or downward movements. A beta greater than 1.0 identifies an issue or fund that will move more than the market, while a beta less than 1.0 identifies an issue or fund that will move less than the market. The Beta of the Market is always equal to 1. **Bloomberg** stands for 'Bloomberg Global Identifier (BBGID)'. This is a unique 12 digit alphanumeric code designed to enable the identification of securities, such as the Morgan Stanley Investment Funds sub-funds at share class level, on a Bloomberg Terminal. The Bloomberg Terminal, a system provided by Bloomberg L.P., enables analysts to access and analyse real-time financial market data. Each Bloomberg code starts with the same BBG prefix, followed by nine further characters that we list here in this guide for each share class of each fund. **Cash & Equivalents** are defined as the value of assets that can be converted into cash immediately. These

include commercial paper, open FX transactions, Treasury bills and other short-term instruments. Such instruments are considered cash equivalents because they are deemed liquid and not subject to significant risk of changes in values. **Dividend yield** is the ratio between how much a company pays out in dividends each year relative to its share price. **Excess Return** or value added (positive or negative) is the portfolio's return relative to the return of the benchmark. **Information ratio** is the portfolio's alpha or excess return per unit of risk, as measured by tracking error, versus the portfolio's benchmark. **ISIN** is the international securities identification number (ISIN), a 12 digit code consisting of numbers and letters that distinctly identifies securities. **NAV** is the Net Asset Value per share of the Fund (NAV), which represents the value of the assets of a fund less its liabilities. **Number of holdings** provided are a typical range, not a maximum number. The portfolio may exceed this from time to time due to market conditions and outstanding trades. **R squared** measures how well an investment's returns correlate to an index. An R squared of 1.00 means the portfolio performance is 100% correlated to the index's, whereas a low R squared means that the portfolio performance is less correlated to the index's. **Tracking error** is the standard deviation of the difference between the returns of an investment and its benchmark. **Volatility (Standard deviation)** measures how widely individual performance returns, within a performance series, are dispersed from the average or mean value.

INDEX INFORMATION

The **GPR General Quoted Asia Net Index** is a sub-index of the GPR General Index and is composed of listed real estate securities in the Asian

real estate markets.

FTSE EPRA/NAREIT Asian Real Estate Net Total Return Index is a free float-adjusted market capitalization weighted index composed of listed real estate securities in the Asia Pacific real estate market, designed to represent general trends in eligible real estate equities in the Asia Pacific region. The Index is unmanaged and does not include any expenses, fees or sales charges. It is not possible to invest directly in an Index.

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