

For Hong Kong Investors only

Unit Trust Range

FACT SHEET | February 28, 2021

JPMorgan Global Property Income Fund¹⁾

- The Fund invests primarily (at least 70%) in equity securities that are listed on any stock exchange and are principally engaged in or related to the property industry or which own significant property assets. The Fund does not have any particular focus on the currency denomination of its underlying assets.
- The Fund is therefore exposed to risks related to equity, real estate securities, real estate market related (associated with the risk of investing in REITs and other property related securities; direct investment in real estate is not permitted), real estate sector concentration, currency, Eurozone sovereign debt crisis, derivatives and class currency.
- Where the income generated by the Fund is insufficient to pay a distribution as the Fund declares, the Manager may at its discretion determine such distributions may be paid from capital including realised and unrealised capital gains. Investors should note that the payment of distributions out of capital represents a return or withdrawal of part of the amount they originally invested or from any capital gains attributable to that original investment. Any payments of distributions by the Fund may result in an immediate decrease in the net asset value per unit.
- Investors may be subject to substantial losses.
- Investors should not solely rely on this document to make any investment decision.



INVESTMENT OBJECTIVE

To achieve a high level of current income and long-term capital appreciation primarily (i.e. at least 70% of its total net asset value) through investing in equity securities that are listed on any stock exchange and are principally engaged in or related to the property industry or which own significant property assets. The Fund does not invest in real estate directly.

EXPERTISE

Fund Manager

Alan Supple, Sara Bellenda

FUND INFORMATION (div) - USD

Fund base currency

USD

Total fund size (m)

USD 12.6

SEDOL

B42GDL5

ISIN code

HK0000055837

Bloomberg code

JPMGPFI HK

Current charge

Initial : 5.0% of NAV

Redemption : 0%

Management fee : 1.5% p.a.

YIELD (%)

(div) - USD

(mth) - HKD

(mth) - USD

Denominated currency and NAV per unit

(div) - USD : USD 9.02

(mth) - HKD : HKD 8.36

(mth) - USD : USD 8.37

12 month NAV

High : USD 10.19 (04/03/20)

Low : USD 6.29 (23/03/20)

Distribution frequency

(div) : Expected quarterly

(mth) : Expected monthly

Last distribution^(xd date)/Annualised yield²⁾

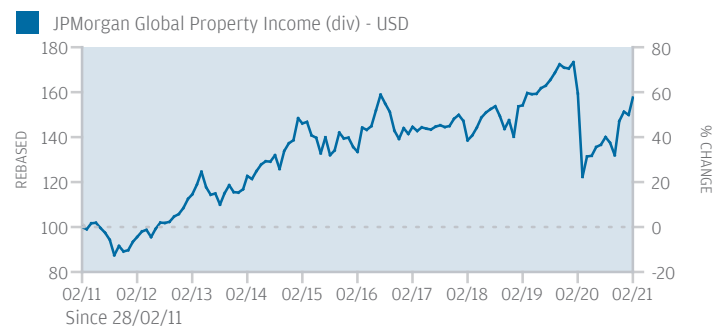
USD 0.1109 (31/12/20)/5.22%

HKD 0.0343 (26/02/21)/5.04%

USD 0.0343 (26/02/21)/5.03%

PERFORMANCE

CUMULATIVE PERFORMANCE (%)



CALENDAR YEAR PERFORMANCE (%)

| | 2016* | 2017 | 2018 | 2019 | 2020 | 2021YTD |
|-------------|-------|------|------|------|-------|---------|
| (div) - USD | 3.0 | 4.1 | -6.5 | 21.6 | -11.3 | 4.2 |
| (mth) - HKD | -3.6 | 5.0 | -6.3 | 21.1 | -11.8 | 4.3 |
| (mth) - USD | -3.5 | 4.1 | -6.4 | 21.6 | -11.2 | 4.2 |

RATINGS

Morningstar Category™

Property - Indirect Global

¹⁾Since launch to end of year for fund classes inception in that year. ²⁾This Fund is authorised under the SFC Code on Unit Trusts and Mutual Funds but not under the SFC Code on REITs. The Fund does not invest in real estate property directly. The authorisation from SFC does not imply official recommendation. ³⁾Annualised yield = [(1+distribution per unit/ex-dividend NAV)*distribution frequency]-1. The annualised dividend yield is calculated based on the latest dividend distribution with dividend reinvested, and may be higher or lower than the actual annual dividend yield. Positive distribution yield does not imply positive return. ⁴⁾With the exception of the "Average annual return" figure, all data are calculated from the month end after inception. ⁵⁾Investments in, or exposure to, any single entity (other than Government and other public securities) cannot exceed 10% of the Fund's total net asset value. ⁶⁾From Thomson Reuters Lipper Awards. ⁷⁾2017 Thomson Reuters. All rights reserved. Awarded to (div) - USD Class, reflecting performance as at the previous calendar year end. Used by permission and protected by the Copyright Laws of the United States. The printing, copying, redistribution, or retransmission of this Content without express written permission is prohibited. ⁸⁾Issued by AsianInvestor, 2020 award, reflecting performance as at the previous calendar year end. Unless stated otherwise, all information as at the last valuation date of the previous month. Source: J.P. Morgan Asset Management (NAV to NAV in denominated currency with income reinvested). Risk ratings (if any) are based on J.P. Morgan Asset Management's assessment of relative risk by asset class and historical volatility of the fund where applicable. The risk ratings are reviewed annually or as appropriate and for reference only. Any overweight in any investment holding exceeding the limit set out in the Investment Restrictions was due to market movements and will be rectified shortly. It should be noted that due to the difference of the fund domiciles the valuation points used by Unit Trust range and SICAV range of funds for fair valuation (where applied) may vary. For details please refer to the respective offering document(s). Dividend of the fund may be paid out of capital, subject to the fund manager's discretion. Payment of dividends from capital may result in a decrease in the net asset value. Positive distribution yield does not imply positive return. Dividend is not guaranteed.

For funds offering classes with a distribution feature, such classes aim at monthly, quarterly, semi-annual or annual distribution as the case may be. Dividend rate is not guaranteed. Distributions may be paid from capital. Investment involves risk. Past performance is not indicative of future performance. Please refer to the offering document(s) for details, including the risk factors. This document has not been reviewed by the SFC. Issued by JPMorgan Funds (Asia) Limited.

For more information, please contact your bank, financial adviser or visit www.jpmmorgan.com/hk/am/ today.

PORTFOLIO ANALYSIS ((div) - USD)

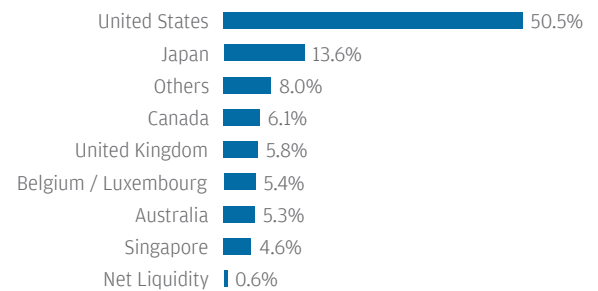
| | 3 years | 5 years | Since Launch ³⁾ |
|-----------------------------|---------|---------|----------------------------|
| Correlation | - | - | - |
| Alpha % | - | - | - |
| Beta | - | - | - |
| Annualised volatility % | 18.75 | 16.02 | 17.46 |
| Sharpe ratio | 0.15 | 0.13 | 0.08 |
| Annualised tracking error % | - | - | - |
| Average annual return % | 4.38 | 3.38 | 2.83 |

HOLDINGS⁴⁾ (as at end January 2021)

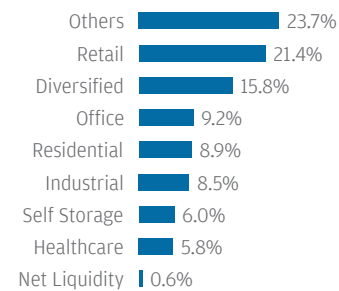
| TOP 10 | Market Sector | % |
|---------------------------------------|---------------------------------------|-----|
| Public Storage | United States Self Storage | 4.3 |
| AvalonBay Communities, Inc. | United States Residential | 4.2 |
| Ventas, Inc. | United States Healthcare | 3.6 |
| Healthpeak Properties, Inc. | United States Health Care | 3.4 |
| Duke Realty Corporation | United States Industrial/Office Mixed | 3.2 |
| VICI Properties Inc | United States Specialty | 3.2 |
| VEREIT, Inc. | United States Retail | 2.9 |
| Warehouses De Pauw SCA | Belgium / Luxembourg Industrial | 2.8 |
| Kenedix Retail REIT Corp | Japan Retail | 2.7 |
| Ascendas Real Estate Investment Trust | Singapore Industrial/Office Mixed | 2.7 |

PORTFOLIO BREAKDOWN

Market



Sector



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