

## Morgan Stanley Investment Funds

## European Property Fund

(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 we believe offer the best value relative to their underlying assets and earnings. This dual focus for the identification of value allows us to appreciate the going concern valuation of the company as well as the liquidation value of the tangible property portfolio. We utilize proprietary research to assess both real estate specific factors and broader equity market factors and may consider Environmental, Social and Governance (ESG) factors to calculate appropriate valuation metrics. Top-down considerations are also incorporated into the portfolio construction process and the Team may integrate forecasted fundamental inflections, macroeconomic considerations, geopolitical and country risk assessments, among other factors.

## Investment Team

	JOINED FIRM	YEARS OF INDUSTRY EXPERIENCE
Laurel Durkay, Head of Global Listed Real Assets	2020	22
Simon Robson Brown, Managing Director	2022	22

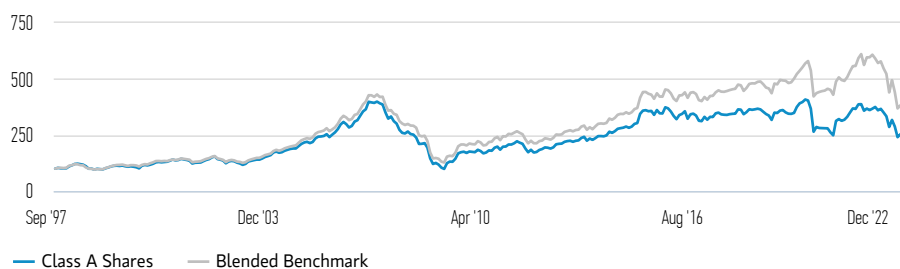
Effective February 9, 2022, Simon Robson Brown was added as a portfolio manager on the Fund and Michiel te Pasko and Sven Van Kemenade were removed as portfolio managers on the Fund.

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

## Class A Shares (% net of fees) vs. Index in EUR

Performance of 100 EUR Invested Since Inception (Cash Value)

Past performance is not a reliable indicator of future results.



## Investment Performance (% net of fees) in EUR

	Cumulative (%)				Annualised (% p.a.)			
	1 M	3 M	YTD	1 YR	3 YR	5 YR	10 YR	INCEPTION
Class A Shares	-1.15	7.37	-29.78	-29.78	-14.18	-6.66	14.1	3.81
Blended Benchmark	-1.45	4.66	-36.59	-36.59	-12.16	-4.07	3.58	5.47

## Calendar Year Returns (%)

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Class A Shares	-29.78	14.45	-21.36	28.69	-12.90	10.00	-6.57	16.93	24.17	8.83
Blended Benchmark	-36.59	19.92	-10.89	30.47	-8.12	13.18	-3.70	17.60	23.38	10.63

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 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.

## GLOBAL LISTED REAL ASSETS TEAM

Share Class	CLASS A
Currency	Euro
ISIN	LU0078113650
Bloomberg	MOREPII LX
Inception date	01 September 1997
Net asset value	€ 25.80

## Fund Facts

Launch date	01 September 1997
Base currency	Euro
Primary benchmark	FTSE EPRA Nareit Developed Europe UCITS Daily Capped Net Total Return Index
Custom benchmark	Blended Benchmark
Total net assets	€ 24.91 million
Structure	Luxembourg SICAV
SFDR Classification <sup>†</sup>	Article 8

## Charges (%) CLASS A

Max Entry Charge	5.75
Ongoing Charges	1.64
Management Fee	14.0

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 A

Minimum initial investment	0
Minimum subsequent Investment	0

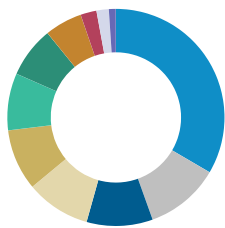
## Statistics (3 Year Annualised) CLASS A INDEX

Excess Return (%)	-2.02	--
Alpha (%)	-0.58	--
Beta	1.12	1.00
Information ratio	-0.19	--
R squared	0.88	1.00
Sharpe ratio	-0.46	-0.47
Tracking error (%)	10.62	--
Volatility (Standard deviation) (%)	29.99	25.16

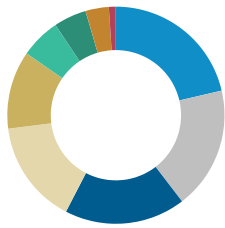
Risk/Return statistics shown are calculated versus the Blended Benchmark when an Index is used in the calculation.

## Characteristics FUND

Active share (%)	50.27
Dividend Yield (%)	4.40
Number of holdings	31

Top Countries (% of Total Net Assets)<sup>1</sup>

	FUND
United Kingdom	33.35
France	11.04
Spain	9.83
Sweden	9.59
Germany	9.09
Belgium	8.48
Switzerland	7.54
Netherlands	5.57
Finland	2.39
Other	1.82
Cash	1.04

Sector Allocation (% of Total Net Assets)<sup>1,2</sup>

	FUND
Office	21.31
Residential	18.16
Industrial	17.99
Diversified	15.36
Retail	11.58
Industrial/Office Mixed	5.96
Healthcare	4.87
Self Storage	3.46
Cash	1.04

Top Holdings (% of Total Net Assets)<sup>3</sup>

	FUND
Segro plc	7.74
Psp Swiss Property AG	6.43
Vonovia SE	5.92
Merlin Properties Socimi S.A.	5.51
Warehouses de Pauw Cva	4.84
Inmobiliaria Colonial Socimi S.A.	4.32
Klepierre S.A.	3.90
Aedifica S.A.	3.64
Empiric Student Property plc	3.58
Gecina S.A.	3.56
<b>Total</b>	<b>49.44</b>

<sup>†</sup> This Fund is classified as an Article 8 product under the Sustainable Finance Disclosure Regulation. Article 8 products are those which promote environmental or social characteristics and which integrate sustainability into the investment process in a binding manner.

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

<sup>2</sup> For additional information regarding sector classification/definitions please visit [www.msci.com/gics](http://www.msci.com/gics) and the glossary at [www.morganstanley.com/im](http://www.morganstanley.com/im).

<sup>3</sup> 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](http://www.morganstanleyinvestmentfunds.com). All data as of 31.12.2022 and subject to change daily.

Applications for shares in the Fund should not be made without first consulting the current Prospectus and the Key Information Document ("KID") or Key Investor Information Document ("KIID"), which are available in English and in the official language of your local jurisdiction at [morganstanleyinvestmentfunds.com](http://morganstanleyinvestmentfunds.com) or free of charge from the Registered Office of Morgan Stanley Investment Funds, European Bank and Business Centre, 6B route de Trèves, L-2633 Senningerberg, R.C.S. Luxembourg B 29 192. A summary of investor rights is available in English at the same website.

Information in relation to sustainability aspects of the Fund and the summary of investor rights is available at the aforementioned website.

If the management company of the relevant Fund decides to terminate its arrangement for marketing that Fund in any EEA country where it is registered for sale, it will do so in accordance with the relevant UCITS rules.

## DEFINITIONS

**Active Share** is a measure of the percentage of stock holdings in a manager's 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

## Share Class A 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:
- There are additional risks associated with investing in real estate.
  - 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.
  - Sustainability factors can pose risks to investments, for example: impact asset values, increased operational costs.
  - There may be an insufficient number of buyers or sellers which may affect the fund's ability to buy or sell securities.
  - 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 A Share Classes

	CURRENCY	LAUNCH	ISIN	BLOOMBERG
AH (USD)	USD	31.03.2015	LU1209887436	MSEPAAU LX
AX	EUR	04.11.2013	LU0988535968	MSEPRAX LX

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. **Sharpe ratio** is a risk-adjusted measure calculated as the ratio of excess return to standard deviation. The Sharpe ratio determines reward per unit of risk. The higher the Sharpe ratio, the better the risk-adjusted performance. **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 **Blended Index** performance shown is calculated using the **GPR General Quoted Europe Net Index** from inception through 30th June 2022 and the **FTSE EPRA Nareit Developed Europe UCITS Daily Capped Net Total Return Index** thereafter.

The **GPR General Quoted Europe Net Index** is a sub-index of the GPR General Index and is composed of listed real estate securities in the European real estate markets.

**FTSE EPRA Nareit Developed Europe UCITS Daily Capped Net Total Return Index** is a market capitalization-weighted equity index designed to help investors and investment product providers meet the UCITS concentration requirements for European Union registered funds. It is designed to track the performance of listed real estate companies and REITs in Developed Europe. Relevant real estate activities are defined as the ownership, trading and development of income-producing real estate.

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and are being offered to institutional investors only (as defined in article 8 of the Securities Market Law) pursuant to a private placement, according to article 5 of the Securities Market Law. The interests in the Fund have not been registered in the securities market public registry (Registro Público del Mercado de Valores) maintained by, and the offering of the Fund interests in Peru is not subject to the supervision of, the Superintendencia del Mercado de Valores. Any transfers of the Fund interests shall be subject to the limitations contained in the Securities Market Law and the regulations issued thereunder.

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