

Morgan Stanley Investment Funds

Global Property Fund

Important information

- The Fund primarily invests in the equity securities of companies in the real estate industry located throughout the world's developed countries and emerging markets.
- Investment involves risks. Key risks for this fund include Risk of Investment in the Real Estate Industry and REITs, Risk of Investment in Equity, Exchange Rate Risk, Emerging Market Risk and Risk of Exposure to the Euro and Eurozone.
- There is a risk that you may potentially lose your entire investment in this Fund.
- The investment decision is yours but you should not invest unless the intermediary who sells it to you has advised you that it is suitable for you and has explained why, including how buying it would be consistent with your investment objectives. You should not make any investment decision solely based on this document. Please read the relevant offering document carefully for further fund details including risk factors.

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.

Class A shares vs. benchmark¹

Performance of 100 U.S. dollars invested since inception



Returns in U.S. dollars vs. benchmark¹

Fund (net of fees) %

Period	A	Index
One month	3.21	2.84
Last three months	2.34	2.30
YTD	10.27	12.92
One year	12.74	15.87
Three years (cumulative)	6.42	14.38
Five years (cumulative)	28.92	41.75
Ten years (cumulative)	17.52	31.66

% 12 month returns

31.12.15 - 31.12.16	(1.16)	1.66
31.12.14 - 31.12.15	(2.09)	(0.18)
31.12.13 - 31.12.14	10.21	11.91
31.12.12 - 31.12.13	5.90	6.76
31.12.11 - 31.12.12	30.48	30.53

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.

Fund facts

Fund launch	October 2006
Portfolio Managers	Ted Bigman, Sven van Kemenade, Michiel te Paske, Angeline Ho, Bill Grant, Desmond Foong
Location	New York/Amsterdam/Singapore
Base currency	U.S. dollars
Benchmark	FTSE EPRA/NAREIT Developed Real Estate (Net) Equally Weighted Between North American, European and Asian Regions Index
Total assets	\$ 970.5 million
NAV Class A	\$ 30.18

Portfolio characteristics

	Fund
Dividend Yield	3.40
Number of holdings	170

Top 10 holdings (% of Total Net Assets)

	Fund
Simon Property Group	4.17
Unibail-Rodamco Se	3.29
Sun Hung Kai Properties Ltd	2.97
Land Securities Group plc	2.39
Vonovia Se	2.36
Mitsui Fudosan Co. Ltd	2.34
Mitsubishi Estate Co. Ltd	2.31
Vornado Realty Trust	2.25
British Land Co. Ltd	2.05
Hongkong Land Holdings Ltd	2.04

Total 26.17

Geographic allocation (% of Total Net Assets)

	Fund
United States	31.66
Hong Kong	14.09
Japan	11.36
United Kingdom	9.79
France	8.61
Australia	6.12
Germany	4.35
Spain	1.90
Singapore	1.40
Other	8.65
Cash & Equivalents	2.07

Total 100.00

Sector allocation (% of Total Net Assets)	Fund
Diversified	37.00
Retail	24.09
Office	15.23
Residential	10.73
Industrial	3.96
Self Storage	2.47
Healthcare	2.28
Lodging/Resorts	2.04
Industrial/Office Mixed	0.13
Cash & Equivalents	2.07
Total	100.00

Statistics (Class A shares)	Fund
Alpha	(2.48)
Beta	0.99
R squared	0.96
Information ratio	(1.11)
Tracking error	2.24
Fund volatility (Standard deviation)	11.12
Index volatility (Standard deviation)	11.04

Based on monthly observations, annualised over last 3 years.

Charges	A
Ongoing charges % ²	1.74
Management Fee %	1.50
Sales Charge %	5.75

Share Class ³	CCY	ISIN	Bloomberg	Launch
A	USD	LU0266114312	MORGPRALX	31.10.2006
AH (EUR)	EUR	LU0552900242	MSGPYALX	25.10.2010
B	USD	LU0266114585	MORGPRBLX	31.10.2006
BH (EUR)	EUR	LU0341470432	MORGPRBLX	25.10.2010
C	USD	LU0362497223	MSGPROC LX	25.07.2008
CH (EUR)	EUR	LU0552900325	MSGPYCH LX	25.10.2010
I	USD	LU0266114668	MORGPRILX	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	MSGPYZXLX	20.01.2017

Footnotes

Publication date: 15 December 2017.

¹ See the 'Share Class' section for inception date(s).

² 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.

³ Only A and C share classes of the Fund are authorized by the Securities & Futures Commission of Hong Kong to be offered to the public in Hong Kong.

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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 Morgan Stanley liquidity funds.

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