

Morgan Stanley Investment Funds

### Global Property Fund - Z 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, primarily in developed countries worldwide. We combine a value-oriented, bottom-up-driven investment strategy and a global 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

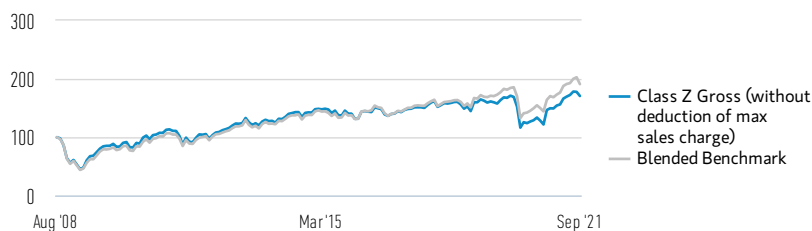
	JOINED FIRM	YEARS OF INVESTMENT EXPERIENCE
Laurel Durkay, Head of Global Listed Real Assets	2020	20
Desmond Foong, Managing Director	2011	17
Angeline Ho, Managing Director	1997	29
Michiel te Paske, Managing Director	1997	24
Sven van Kemenade, Managing Director	1997	24

Effective 7 December 2020, Laurel Durkay was added as portfolio manager on the Fund. Effective 31 December 2020, Ted Bigman is no longer serving as portfolio manager on the Fund.

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

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

##### Performance of 100 USD Invested Since Inception (Cash Value)



##### 12 Month Performance Periods to Latest Month End (%)<sup>1,2†</sup>

	SEP '20 - SEP '21	SEP '19 - SEP '20	SEP '18 - SEP '19	SEP '17 - SEP '18	SEP '16 - SEP '17
Class Z Gross (without deduction of max sales charge) <sup>1</sup>	32.85	-21.47	4.82	3.17	2.08
Class Z Net (with the deduction of max sales charge) <sup>2</sup>	31.52	-22.25	3.77	2.14	1.06
Blended Benchmark	27.34	-15.28	10.30	4.20	2.58

#### 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 Z Gross (without deduction of max sales charge) <sup>1</sup>	-3.98	-1.02	14.09	32.85	3.03	2.86	6.88	4.15
Class Z Net (with the deduction of max sales charge) <sup>2</sup>	-4.94	-2.01	12.95	31.52	2.68	2.66	6.78	4.07
Blended Benchmark	-5.80	-0.90	12.04	27.34	5.97	4.93	8.44	5.04

#### Calendar Year Returns (%)

	2020	2019	2018	2017	2016	2015	2014
Class Z Gross (without deduction of max sales charge) <sup>1</sup>	-12.62	18.26	-9.14	14.00	-0.43	-1.32	11.09
Blended Benchmark	-7.59	22.02	-6.42	15.34	1.66	-0.18	11.91

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

† Example: An investor wishes to purchase shares of USD 100. At the maximum sales charge of 5.75% the investor has to expend USD 106.10. The sales charge is only incurred upon subscription.

#### Share Class

	CLASS Z
Currency	U.S. dollars
ISIN	LU0360485493
Bloomberg	MORGPRZ LX
Inception date	05 August 2008
Net asset value	\$ 42.67

#### Fund Facts

Launch date	31 October 2006
Base currency	U.S. dollars
Primary benchmark	FTSE EPRA Nareit Developed Net Total Return Index
Custom benchmark	Blended Benchmark
Total net assets	\$ 603.07 million
Structure	Luxembourg SICAV

#### Charges (%)

	CLASS Z
Max Entry Charge	1.00
Ongoing Charges	1.00
Management Fee	0.85

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 Z
Minimum initial investment	0
Minimum subsequent investment	0

#### Statistics

##### (3 Year Annualised)

	CLASS Z	INDEX
Excess Return (%)	-2.94	--
Alpha (%)	-3.52	--
Beta	1.12	1.00
Information ratio	-0.52	--
R squared	0.95	1.00
Sharpe ratio	0.08	0.24
Tracking error (%)	5.62	--
Volatility (Standard deviation) (%)	22.70	19.74

<sup>1</sup> Figure shown assumes reinvestment of all distributions and deduction of fund level costs, but does not reflect the deduction of any sales charge applicable at investor level.

<sup>2</sup> Figure shown assumes reinvestment of all distributions and deduction of fund level costs, and includes the deduction of the maximum sales charge applicable at investor level that may be taken out of your money before it is invested. Please see the Fund's current prospectus and the share class' Key Investor Information Document for complete details on fees and sales charges.

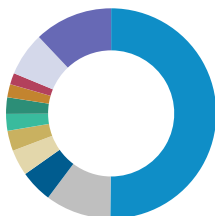
Risk/Return statistics shown are calculated versus the Blended Benchmark when an Index is used in the calculation.

**Characteristics**

	FUND
Active share (%)	60.74
Dividend Yield (%)	2.75
Number of holdings	94
Weighted average market capitalization (\$B)	23.09

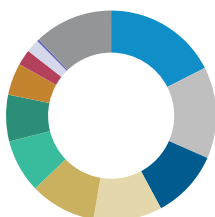
**Top Countries (% of Total Net Assets)<sup>3</sup>**

	FUND
United States	58.35
Japan	11.73
Hong Kong	5.82
United Kingdom	4.64
Australia	3.64
France	3.00
Germany	2.96
China	2.36
Canada	2.03
Other	7.79
Cash	14.03



**Sector Allocation (% of Total Net Assets)<sup>3,4</sup>**

	FUND
Diversified	20.36
Residential	16.39
Industrial	12.30
Office	12.28
Retail	11.79
Healthcare	9.56
Self Storage	8.33
Data Centers	5.70
Specialty	2.83
Lodging/Resorts	2.36
Other	0.42
Cash	14.03



**Top Holdings (% of Total Net Assets)<sup>5</sup>**

	FUND
Prologis Inc	6.85
Equinix Inc	4.56
Public Storage	4.26
Udr Inc	3.63
Welltower Inc	3.36
Avalonbay Communities Inc	2.96
Sun Communities Inc	2.84
Healthpeak Properties Inc	2.45
Mitsui Fudosan Co. Ltd	2.38
Invitation Homes Inc	2.14
<b>Total</b>	<b>35.43</b>

**Share Class Z Risk and Reward Profile**



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.
- 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 Z Share Classes**

	CURRENCY	LAUNCH	ISIN	BLOOMBERG
ZH (EUR)	EUR	14.08.2017	LU0360485576	MSGPZHE LX
ZHX (EUR)	EUR	18.06.2021	LU2345198910	MOFGPZE LX
ZX	USD	20.01.2017	LU0360613599	MSGPYZX LX

<sup>3</sup> May not sum to 100% due to the exclusion of other assets and liabilities.

<sup>4</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>5</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 30.09.2021 and subject to change daily.

**EU Cross Border Distribution of Funds Important Disclosure**

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**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.

**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 historical 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. **Weighted average market capitalization** is an average of the market capitalization of stocks comprising a portfolio or index, adjusted by each stock's weight in the portfolio or index.

## INDEX INFORMATION

The **FTSE EPRA Nareit Developed Net Total Return Index** is a free float-adjusted market capitalization weighted index designed to reflect the stock performance of companies engaged in specific aspects of the major real estate markets/regions of the developed world.

The Blended Index performance shown is calculated using the FTSE EPRA Nareit Equally Weighted Between North American, European and Asian Regions Index from inception through 30 November 2007, then the FTSE EPRA Nareit Developed Real Estate (Net) Equally Weighted Between North American, European and Asian Regions Index from 1 December 2007 through 31 March 2021 and the FTSE EPRA Nareit Developed Net Total Return Index thereafter.

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