

## A Sub-Fund of Morgan Stanley Investment Funds

## QuantActive Global Property Fund

## (Accumulation Share Class)

## Investment Objective

Long term growth of your investment.

## Investment Approach

We use fundamental analysis to identify companies whose securities may offer the best return potential based on a multi-layered filtering process (bottom-up approach). We apply a quantitative approach by considering a discretionary group of factors including, but not limited to trend, valuation, market capitalisation and further incorporates accounting and valuation assessments to identify equities for inclusion in the portfolio.

## Investment Team

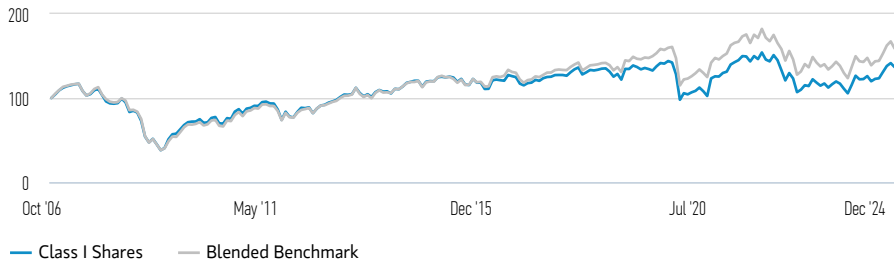
|                                    | JOINED FIRM | YEARS OF INDUSTRY EXPERIENCE |
|------------------------------------|-------------|------------------------------|
| Mehdi Barone, Executive Director   | 2007        | 24                           |
| Celine Karanci, Executive Director | 2013        | 13                           |
| Emmanuel Caro, CFA, Vice President | 2018        | 13                           |

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)

Past performance is not a reliable indicator of future results.



## 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    | -7.65          | -9.24 | 1.52 | 1.52 | -5.90               | -2.26 | 0.69  | 1.39      |
| Blended Benchmark | -7.08          | -9.69 | 0.94 | 0.94 | -6.05               | -1.11 | 2.37  | 2.30      |

## Calendar Year Returns (%)

|                   | 2024 | 2023  | 2022   | 2021  | 2020   | 2019  | 2018  | 2017  | 2016  | 2015  |
|-------------------|------|-------|--------|-------|--------|-------|-------|-------|-------|-------|
| Class I Shares    | 1.52 | 10.75 | -25.89 | 22.58 | -12.66 | 18.18 | -9.15 | 13.97 | -0.47 | -1.40 |
| Blended Benchmark | 0.94 | 9.67  | -25.09 | 23.43 | -7.59  | 22.02 | -6.42 | 15.34 | 1.66  | -0.18 |

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 shares. The sources for all performance and index data is Morgan Stanley Investment Management (MSIM Ltd).

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.

Effective 22nd November 2024, Morgan Stanley merged the MS INVF European Property Fund into the MS INVF Global Property Fund. Effective 6 December 2024, the MS INVF Global Property Fund was renamed the MS INVF QuantActive Global Property Fund. Both an amendment to the investment strategy of the fund and a name change were implemented at this time, reflecting the new sub-investment manager, Fundlogic SAS's active quantitative approach. Therefore the Fund's performance, prior to 6 December 2024, was achieved under a different investment strategy and under circumstances that no longer apply.

## FUNDLOGIC TEAM

## Share Class

## CLASS I

|                 |                 |
|-----------------|-----------------|
| Currency        | U.S. dollars    |
| ISIN            | LU0266114668    |
| Bloomberg       | MORGPI LX       |
| Inception date  | 31 October 2006 |
| Net asset value | \$ 32.12        |

## 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            | \$ 72.42 million                                  |
| Structure                   | Luxembourg SICAV                                  |
| SFDR                        | Article 8   |
| Classification <sup>†</sup> |   |

## Charges (%)

## CLASS I

|                  |      |
|------------------|------|
| Max Entry Charge | 3.00 |
| Ongoing Charges  | 0.69 |
| 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), custodian, and administration charges. For more information please see the Charges and Expenses section of the prospectus.

The fees provided are only attributable to the Morgan Stanley Investment Funds (SICAV) and do not include any additional fees which may be incurred if packaged in a product.

## Subscriptions (USD)

## CLASS I

|                               |   |
|-------------------------------|---|
| Minimum initial investment    | 0 |
| Minimum subsequent investment | 0 |

## Statistics (3 Year Annualised)

## CLASS I INDEX

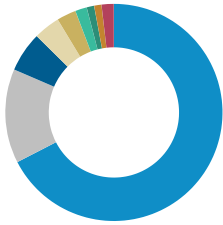
|                                     |       |       |
|-------------------------------------|-------|-------|
| Excess Return (%)                   | 0.15  | --    |
| Alpha (%)                           | -0.60 | --    |
| Beta                                | 0.93  | 1.00  |
| Information ratio                   | 0.04  | --    |
| R squared                           | 0.96  | 1.00  |
| Sharpe ratio                        | -0.53 | -0.50 |
| Tracking error (%)                  | 4.07  | --    |
| Volatility (Standard deviation) (%) | 18.95 | 20.07 |

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

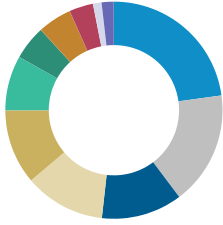
## Characteristics

## FUND

|  |       |
|--|-------|
| Active share (%)                             | 35.75 |
| Dividend Yield (%)                           | 3.83  |
| Number of holdings                           | 50    |
| Weighted average market capitalization (\$B) | 38.76 |

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

|                | FUND  |
|----------------|-------|
| United States  | 66.85 |
| Hong Kong      | 13.89 |
| Japan          | 5.91  |
| Australia      | 3.89  |
| Germany        | 2.86  |
| Singapore      | 1.71  |
| United Kingdom | 1.10  |
| France         | 1.09  |
| Cash           | 1.81  |

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

|                 | FUND  |
|-----------------|-------|
| Diversified     | 22.63 |
| Residential     | 16.75 |
| Data Centers    | 11.95 |
| Retail          | 11.91 |
| Health Care     | 11.10 |
| Industrial      | 8.09  |
| Specialty       | 5.06  |
| Self Storage    | 5.02  |
| Office          | 3.56  |
| Lodging/Resorts | 1.25  |
| Cash            | 1.81  |

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

|                             | FUND         |
|-----------------------------|--------------|
| Equinix Inc                 | 7.73         |
| Welltower Inc               | 6.29         |
| Prologis Inc                | 6.01         |
| Digital Realty Trust Inc    | 4.21         |
| Sun Hung Kai Properties Ltd | 3.64         |
| Simon Property Group        | 3.48         |
| Swire Properties Ltd        | 3.33         |
| Goodman Group               | 2.93         |
| AvalonBay Communities Inc   | 2.71         |
| Hongkong Land Holdings Ltd  | 2.70         |
| <b>Total</b>                | <b>43.03</b> |

† 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.

## Share Class I Risk and Reward Profile

- The fund may be impacted by movements in the exchange rates between the fund's currency and the currencies of the fund's investments.
- 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.
- 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.

Please refer to the Prospectus for full risk disclosures, available at [www.morganstanleyinvestmentfunds.com](http://www.morganstanleyinvestmentfunds.com). All data as of 31.12.2024 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 language of countries authorized for fund distribution and is available online at Morgan Stanley Investment Funds Webpages or free of charge from the Registered Office at European Bank and Business Centre, 6B route de Trèves, L-2633 Senningerberg, R.C.S. Luxembourg B 29 192.

The summary of investor rights is available in the aforementioned languages and website location under the General Literature section.

Information in relation to sustainability aspects of the Fund is available in English online at: Sustainable Finance Disclosure Regulation.

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 UCITS rules.

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The use of leverage increases risks, such that a relatively small movement in the value of an investment may result in a disproportionately large movement, unfavourable as well as favourable, in the value of that investment and, in turn, the value of the Fund.

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## 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, on a Bloomberg Terminal. The Bloomberg Terminal, a system provided by Bloomberg LP, 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 are listed for each share class of the Sub-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 Sub-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.

A blended benchmark has been used because there has been a change in benchmark during the reporting period shown.

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