

# Manulife Asia Pacific REIT Fund<sup>1</sup>

## Income & growth from REITs & real estate securities\*

- ✓ Diversified portfolio of REITs across Asia-Pacific
- ✓ Aims to distribute monthly dividends\*
- ✓ Invests in both REITs and real estate-related securities

<sup>1</sup> The full name of the fund is Manulife Global Fund – Asia Pacific REIT Fund.

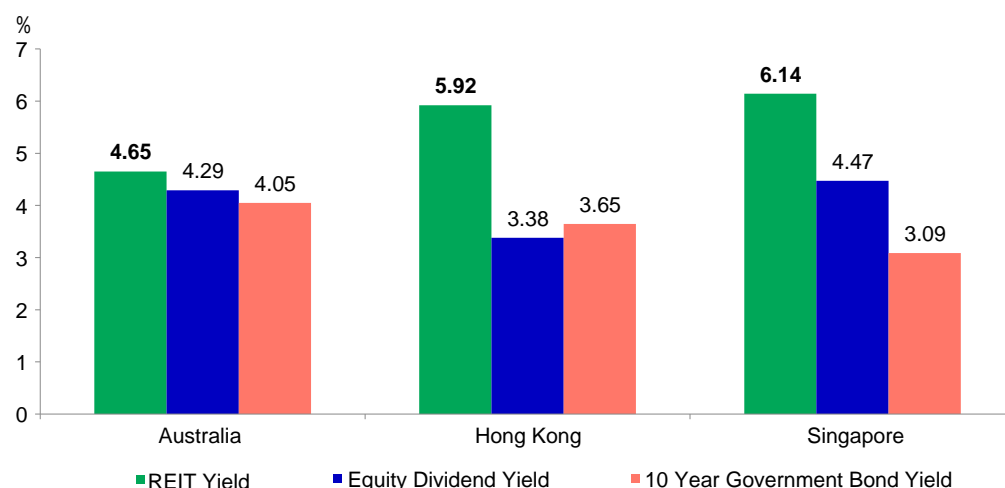
\*The intention of the Manager to make the monthly distribution and the distribution yield for the Fund is not guaranteed, and the Manager may in future review the distribution policy depending on prevailing market conditions.

# Benefits of REIT investments

## Stable income with capital appreciation potential

For tax transparency purposes, REITs typically distribute a minimum of **90%** of their rental income as dividends to investors. The dividend yields from Asia-Pacific REITs are potentially higher compared to dividends from equities and 10-year government bond yields (Chart 1). Asia-Pacific REITs also delivered strong performance over the years (December 2008 to December 2022), where dividend income contributed significantly to total return (Chart 2).

Yield comparison: REITs, equity and government bonds (Chart 1)<sup>a</sup>



Source: Bloomberg, as of 31 December 2022. Projections or other forward-looking statements regarding future events, targets, management discipline or other explanations are only current as of the data indicated.

Performance of Asia-Pacific REITs (Chart 2)

Asia ex-Japan REITs vs Asia ex-Japan equities



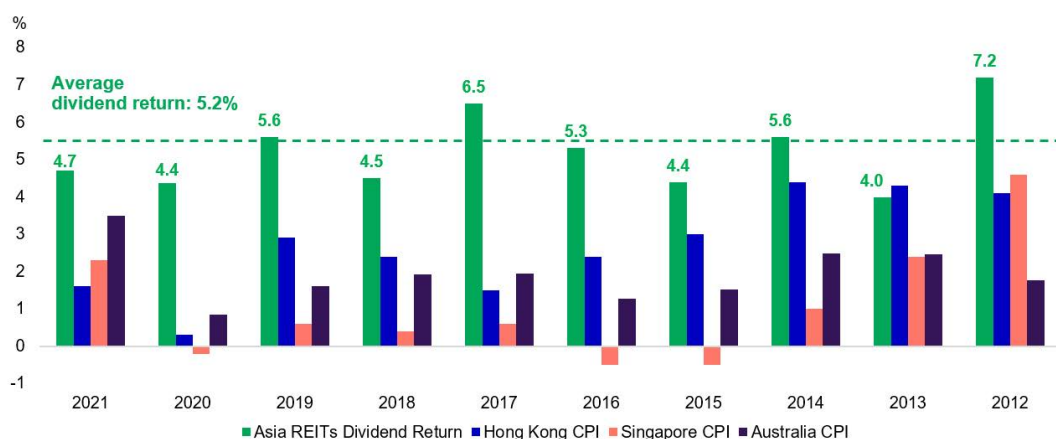
Source: Bloomberg, as of 31 December 2022. Past performance is not an indication of future results.

## REITs tend to be good hedge against inflation

Inflation that is a result of economic growth tends to translate into greater demand for real estate and subsequent higher occupancy rates, supporting growth in REIT cash flow and dividends.<sup>b</sup>

A property lease may include potential rental increases that are tied to the Consumer Price Index (CPI). As a result, real estate is generally seen as a good hedge against inflation.

Asia REITs dividend return has outpaced inflation in the region

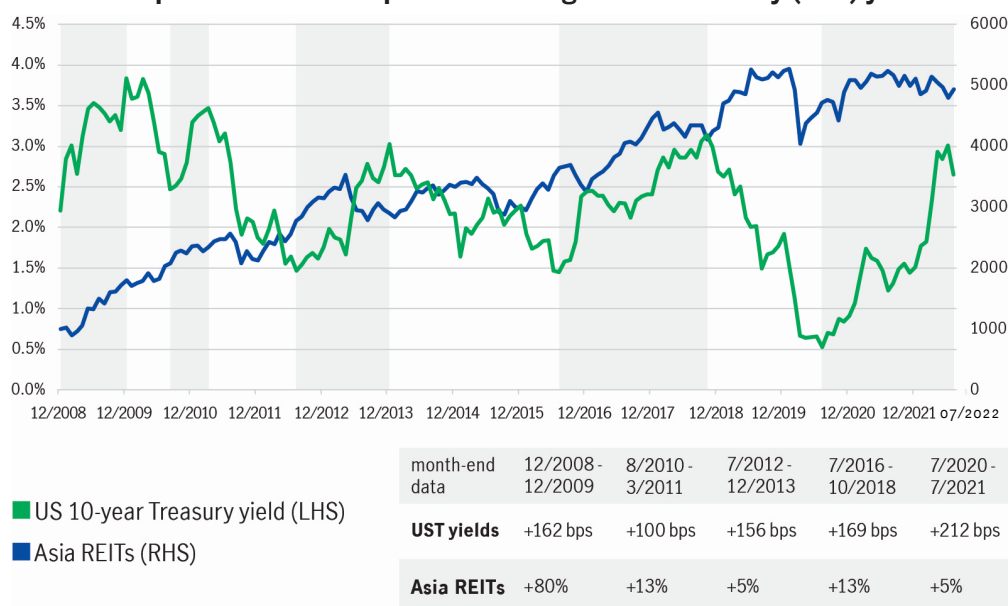


Source: Bloomberg, The World Bank, as of 30 September 2022. Asia REITs measured by FTSE/EPRA Nareit Asia ex Japan Index. Past performance is not an indication of future results.

## Asia REITs have shown resilience amid rising Treasury yields

While a spike in yields could bring initial price pressure to interest rate-sensitive assets like REITs, the dividend potential from REITs could help buffer rising yield trend in the medium and long term. Historical data shows that Asia REITs have delivered positive total returns during periods of rising Treasury yields over the past decade.

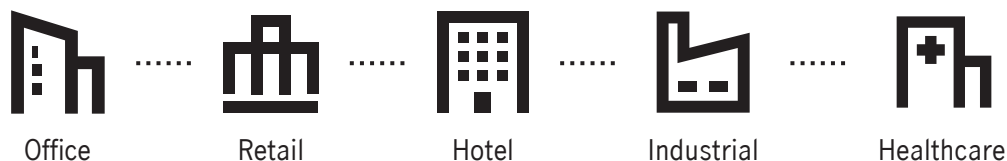
Asia REITs performance compared to change in US Treasury (UST) yields<sup>c</sup>



Source: Bloomberg, as of 31 July 2022. Past performance is not an indication of future results.

## Diversification benefits

REITs invest in different types of properties, allowing investors the opportunity to capture potential growth opportunities from these properties.



## REITs are professionally managed by property managers



Active tenant-remixing to potentially enhance occupancy and rental rate for retail malls.



REITs benefit from asset enhancement initiatives<sup>†</sup>, which can help to further enhance property values and maintain sustainable rental income yields.



Develop long-term development strategies such as new asset acquisitions and/or portfolio reconstitutions to increase potential returns.

<sup>†</sup> Asset enhancement initiative (AEI) is a strategy used frequently by REIT managers to enhance the functional and aesthetical characteristics of a property, such that it has greater potential to yield more income for the REIT, including through positive rental reversion. For illustrative purpose only and does not constitute any investment, legal or accounting advice.

# Invest in REITs and real estate-related securities through

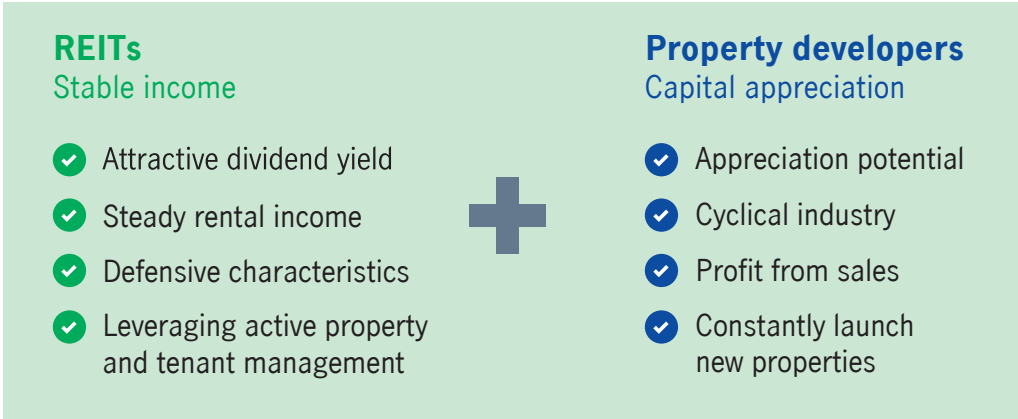
## Manulife Asia Pacific REIT Fund

### A dynamic strategy to achieve potential returns and sustainable income\*

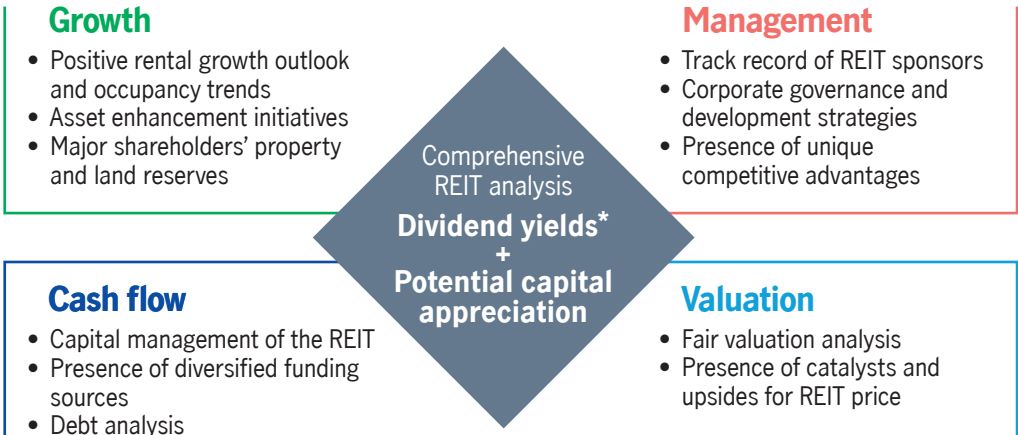
The Fund invests in the entire real estate value chain, with at least 70% of its portfolio investing in REITs, and has the flexibility to invest up to 30% in non-REIT real estate-related securities to achieve potential stable income\* and potential capital appreciation.

### Stringent selection of quality REITs

Manulife’s professional investment team will analyse the potential REIT investments using the investment framework below to obtain potentially sustainable dividend returns and potential capital appreciation.



For illustrative purpose only.



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# About Manulife Investment Management



**USD 929** billion in  
assets under management  
and administration globally<sup>^</sup>



**200+**  
investment  
professionals<sup>+</sup> in Asia



Operations in **18** countries  
and territories

<sup>^</sup> Source: MFC Statistics Information Package, 30 September 2022

<sup>+</sup> As of 30 September 2022. Comprised of investment professionals of Manulife Investment Management entities in Asia (excluding Japan) and of Manulife TEDA Sinochem.

## Share class information

Share class <sup>Δ</sup>	S Hedged MDIST (G) / P (SGD Hedged) MDIST (G)	AA (USD) MDIST (G) / P (USD) MDIST (G)	AA (AUD Hedged) MDIST (G) / P (AUD Hedged) MDIST (G)
<b>Investment objective</b>	The Fund aims to provide long-term capital appreciation and income generation primarily through investment in real estate investment trusts ("REITs") in the Asia-Pacific ex-Japan region.		
<b>Inception date</b>	16-05-2019 / 14-05-2019	11-09-2018	11-09-2018
<b>ISIN code</b>	LU1935355344 / LU1935354966	LU1813982136 / LU1867151521	LU1813982219 / LU1867151794
<b>Bloomberg ticker</b>	MLPRSHG LX / MLPRPSM LX	MLPRAUM LX / MLPRPUG LX	MLPRAAM LX / MLPRPAG LX
<b>Base currency</b>	USD		
<b>Mode of subscription</b>	Cash and SRS	Cash	Cash
<b>Minimum initial investment<sup>§</sup></b>	USD500 / USD50,000	USD1,000 / USD50,000	USD1,000 / USD50,000
<b>Distribution frequency</b>	Monthly*		
<b>Management fee</b>	P (SGD Hedged) MDIST (G), P (USD) MDIST (G) & P (AUD Hedged) MDIST (G): 1.0% per annum S Hedged MDIST (G): 1.25% per annum AA (USD) MDIST(G) & AA (AUD Hedged) MDIST (G): 1.5% per annum		
<b>Initial sales charge</b>	Up to 5%		
<b>Dealing frequency</b>	Daily		
<b>Investment manager</b>	Manulife Investment Management (Hong Kong) Limited.		
<b>Fund size</b>	USD 441.2 million (as of 31 January 2023)		



△ Please refer to the Prospectus for details on other available classes.

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§ Or the equivalent in any other major currency.

- a. REIT Yield and Equity Dividend Yield are the projected 12-month yield from Bloomberg consensus. REIT Yield: Australia REIT – S&P/ASX 200 A-REIT Index, Hong Kong REIT – Hang Seng REIT Index, Singapore REIT – FTSE Straits Times REIT Index. Equity Dividend Yield: Australia – S&P/ASX 200 index, Hong Kong – Hang Seng Index, Singapore – Straits Times Index. 10 Year Government Bond Yield: Australia 10 Year Government Bond, Hong Kong 10 Year Government Bond, Monetary Authority of Singapore 10 Year Government Bond
- b. Source: Forbes, April 7, 2021. <https://www.forbes.com/sites/bradthomas/2021/04/07/why-reit-investors-dont-need-to-fear-inflation/?sh=2a18db6dabao>
- c. Asia REITs measured by FTSE EPRA Nareit Asia ex Japan REITs 10<sup>8</sup> Capped Total Return Index. Change in US treasury yields and performance of Asia REITs calculated based on monthly data.

### Important Information

Manulife Global Fund (the "Company") is an open-ended investment company registered in the Grand Duchy of Luxembourg. The Manulife Global Fund - Asia Pacific REIT Fund (the "Fund") is recognised under the Securities and Futures Act of Singapore for retail distribution. The Company has appointed Manulife Investment Management (Singapore) Pte. Ltd. as its Singapore Representative and agent for service of process in Singapore. The information provided herein does not constitute financial advice, an offer or recommendation with respect to the Fund. Opinions, forecasts and estimates on the economy, financial markets or economic trends of the markets mentioned herein are not necessarily indicative of the future or likely performance of the Fund. **The Fund may use financial derivative instruments for efficient portfolio management and/or hedging.**

Investments in the Fund are not deposits in, guaranteed or insured by the Manager and involve risks. Past performance of the manager or sub-manager is not necessarily indicative of its future performance. The value of units in the Fund and any income accruing to them may fall or rise. Past performance of the Fund is not necessarily indicative of future performance. Investors should read the Singapore prospectus, and seek advice from a financial adviser before deciding whether to purchase units in the Fund. A copy of the Singapore prospectus and the product highlights sheet can be obtained from Manulife or its distributors. In the event an investor chooses not to seek advice from a financial adviser, he should consider whether the Fund is suitable for him.

**Distributions are not guaranteed.** Investors should refer to the Singapore prospectus for the distribution policy of the Fund. The Directors of the Company may, at their discretion, pay dividends out of realized capital gains, capital and/or gross income while charging all or part of their fees and expenses to capital (i.e. payment of fees and expenses out of capital). In either case, dividends paid or effectively paid out of capital amount to a return or withdrawal of part of the amount of an investor's original investment or from any capital gains attributable to that original investment. Any distribution involving payment or effective payment of dividends may result in an immediate decrease in the Net Asset Value per share of the Fund. Past distribution yields and payments are not necessarily indicative of future distribution yields and payments.

This advertisement or publication has not been reviewed by the Monetary Authority of Singapore.

Information is correct as of 31 January 2023, unless otherwise stated.