

Morgan Stanley Investment Funds

Asian Property Fund

Investment objective

Seeks long term capital appreciation, measured in U.S. dollars, through investment in the equity securities of companies in the real estate industry located throughout Asia and Oceania.

Share Class I Risk and Reward profile



The higher the category (1 - 7), the greater the potential reward, but also the greater the risk of losing the investment. Category 1 does not indicate a risk-free investment.

Download the fund's Key Investor Information document for share class tailored risk ratings and warnings at: www.morganstanleyinvestmentfunds.com

Class I shares vs. benchmark^{1,2}

Performance of 100 U.S. dollars invested since inception



Returns in U.S. dollars vs. benchmark^{1,2}

Fund (net of fees) %

Period	I	A	B	Index
One month	2.88	2.84	2.70	2.82
Last three months	3.07	2.89	2.58	3.05
YTD	11.46	10.97	10.31	10.63
One year	5.15	4.40	3.32	1.51
Three years (annualised)	(0.19)	(0.90)	(1.89)	0.48
Five years (annualised)	5.04	4.28	3.24	5.55
Ten years (annualised)	1.44	0.70	(0.31)	1.38
Since inception (annualised)	4.24	n/a	n/a	4.32

% 12 month returns

31.07.16 - 31.07.17	5.15	4.40	3.32	1.51
31.07.15 - 31.07.16	1.35	0.63	(0.36)	7.24
31.07.14 - 31.07.15	(6.70)	(7.37)	(8.27)	(6.81)
31.07.13 - 31.07.14	9.69	8.88	7.79	11.37
31.07.12 - 31.07.13	17.23	16.40	15.21	15.94

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.

Morningstar Overall Rating

Class I shares



EAA Fund Property - Indirect Asia

Out of 80 Funds. Based on Risk Adjusted Return.

Fund facts

Fund launch	September 1997
Portfolio Managers	Ted Bigman, Angeline Ho, Desmond Foong
Location	New York/Singapore
Base currency	U.S. dollars
Benchmark	FTSE EPRA/NAREIT Asian Real Estate Net Total Return Index
Total assets	\$ 145.2 million
NAV Class I	\$ 22.86

Portfolio characteristics

Portfolio characteristics	Fund
Dividend Yield	3.16
Number of holdings	59

Top 10 holdings (% of Total Net Assets)

Top 10 holdings (% of Total Net Assets)	Fund
Sun Hung Kai Properties Ltd	8.43
Mitsubishi Estate Co. Ltd	7.51
Mitsui Fudosan Co. Ltd	6.59
Cheung Kong Property Holding	5.89
Hongkong Land Holdings Ltd	5.59
Link REIT	4.74
Swire Properties Limited	4.47
Scentre Group	4.11
Westfield Group	3.43
Hysan Development Co. Ltd	2.82
Total	53.58

Geographic allocation (% of Total Net Assets)

Geographic allocation (% of Total Net Assets)	Fund
Hong Kong	39.01
Japan	37.02
Australia	18.14
Singapore	3.89
China	1.56
Malta	0.38
Cash & Equivalents	0.01
Total	100.00

Sector allocation (% of Total Net Assets)

Sector allocation (% of Total Net Assets)	Fund
Diversified	60.16
Retail	15.47
Office	13.93
Industrial	4.93
Residential	3.19
Industrial/Office Mixed	1.71
Lodging/Resorts	0.61
Cash & Equivalents	0.01
Total	100.00

Statistics (Class I shares)	Fund
Alpha	(0.67)
Beta	0.95
R squared	0.94
Information ratio	(0.22)
Tracking error	3.06
Fund volatility (Standard deviation)	12.13
Index volatility (Standard deviation)	12.33

Based on monthly observations, annualised over last 3 years.

Charges	Z	I	A	B
Ongoing charges % ³	0.90	0.94	1.64	2.64
Management Fee %	0.75	0.75	1.40	1.40

Share Class	CCY	ISIN	Bloomberg	Launch
A	USD	LU0078112413	MORAPAI LX	01.09.1997
B	USD	LU0078112843	MORAPBI LX	01.07.1999
F	USD	LU1244751043	MSTAPFF LX	30.09.2015
I	USD	LU0078113064	MORAPRI LX	01.09.1997
IX	USD	LU0239678633	MORAPIX LX	31.01.2006
Z	USD	LU0360481310	MORAPRZ LX	05.08.2008

Footnotes

Publication date: 16 August 2017.

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

² The benchmark for the Fund is a blend of the GPR General Quoted Asia Net Index to 31 January 2009 and FTSE EPRA/NAREIT Asian Real Estate Net Total Return Index thereafter. The benchmark is calculated by geometrically chain-linking the monthly returns.

³ 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.

Morningstar

Ratings: The Morningstar Rating™ for funds, or "star rating", is calculated for managed products (including mutual funds, variable annuity and variable life subaccounts, exchange-traded funds, closed-end funds, and separate accounts) with at least a three-year history. Exchange-traded funds and open-ended mutual funds are considered a single population for comparative purposes. It is calculated based on a Morningstar Risk-Adjusted Return measure that accounts for variation in a managed product's monthly excess performance, placing more emphasis on downward variations and rewarding consistent performance. The top 10% of products in each product category receive 5 stars, the next 22.5% receive 4 stars, the next 35% receive 3 stars, the next 22.5% receive 2 stars, and the bottom 10% receive 1 star. The Overall Morningstar Rating for a managed product is derived from a weighted average of the performance figures associated with its three-, five-, and 10-year (if applicable) Morningstar Rating metrics. The weights are: 100% three-year rating for 36-59 months of total returns, 60% five-year rating/40% three-year rating for 60-119 months of total returns, and 50% 10-year rating/30% five-year rating/20% three-year rating for 120 or more months of total returns. While the 10-year overall star rating formula seems to give the most weight to the 10-year period, the most recent three-year period actually has the greatest impact because it is included in all three rating periods. Ratings do not take into account sales loads. © 2017 Morningstar. All Rights Reserved. The information contained herein: (1) is proprietary to Morningstar and/or its content providers; (2) may not be copied or distributed; and (3) is not warranted to be accurate, complete or timely. Neither Morningstar nor its content providers are responsible for any damages or losses arising from any use of this information. **Past performance is no guarantee of future results.**

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Copies of the Prospectus, Key Investor Information Document, the Articles of Incorporation and the annual and semi-annual reports, in German, and further information can be obtained free of charge from the representative in Switzerland. The representative in Switzerland is Carnegie Fund Services S.A., 11, rue du Général-Dufour, 1204 Geneva. The paying agent in Switzerland is Banque Cantonale de Genève, 17, quai de l'Île, 1204 Geneva.

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 the Liquidity Funds of Morgan Stanley Liquidity Funds.

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