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FACTSHEET | DATA AS OF JULY 31, 2017

# Morgan Stanley Investment Funds US Property Fund

## Investment objective

Seeks to provide long term capital appreciation, measured in U.S. dollars, by investing in equity securities of companies in the U.S. real estate industry.

## 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](http://www.morganstanleyinvestmentfunds.com)

## Class I shares vs. benchmark<sup>1</sup>

Performance of 100 U.S. dollars invested since inception



## Returns in U.S. dollars vs. benchmark<sup>1</sup>

Fund (net of fees) %

Period	I	A	B	Index
One month	(0.39)	(0.45)	(0.55)	1.17
Last three months	0.51	0.33	0.07	2.32
YTD	(0.85)	(1.24)	(1.82)	3.28
One year	(9.09)	(9.73)	(10.64)	(5.58)
Three years (annualised)	4.59	3.84	2.80	7.55
Five years (annualised)	6.35	5.59	4.53	8.13
Ten years (annualised)	4.35	3.60	2.54	5.67
Since inception (annualised)	10.19	n/a	n/a	8.94

## % 12 month returns

31.07.16 - 31.07.17	(9.09)	(9.73)	(10.64)	(5.58)
31.07.15 - 31.07.16	16.16	15.32	14.18	20.90
31.07.14 - 31.07.15	8.34	7.56	6.48	8.97
31.07.13 - 31.07.14	12.63	11.81	10.69	10.86
31.07.12 - 31.07.13	5.60	4.84	3.76	7.17

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 North America  
Out of 32 Funds. Based on Risk Adjusted Return.

## Fund facts

<b>Fund launch</b>	January 1996
<b>Portfolio Managers</b>	Ted Bigman, Bill Grant
<b>Location</b>	New York
<b>Base currency</b>	U.S. dollars
<b>Benchmark</b>	FTSE NAREIT Equity REITs (Net) Index
<b>Total assets</b>	\$ 279.4 million
<b>NAV Class I</b>	\$ 80.92

## Portfolio characteristics

Portfolio characteristics	Fund
Dividend Yield	3.63
Number of holdings	59

## Top 10 holdings (% of Total Net Assets)

Top 10 holdings (% of Total Net Assets)	Fund
Simon Property Group	9.87
Ggp Inc	7.49
Vornado Realty Trust	6.07
Boston Properties Inc	5.51
Equity Residential Properties	5.12
Public Storage Inc	4.99
Regency Centers Corp	4.67
Host Hotels & Resorts Inc	3.42
Camden Property Trust	3.28
Ventas Inc	3.09
<b>Total</b>	<b>53.51</b>

## Sector allocation (% of Total Net Assets)

Sector allocation (% of Total Net Assets)	Fund
Regional Malls	19.79
Office	13.29
Apartments	12.99
Lodging/Resorts	8.73
Health Care	8.32
Diversified	8.27
Shopping Centers	7.41
Self Storage	7.02
Industrial	5.88
Other	6.88
Cash & Equivalents	1.42
<b>Total</b>	<b>100.00</b>

## Statistics (Class I shares)

Statistics (Class I shares)	Fund
Alpha	(2.96)
Beta	0.96
R squared	0.91
Information ratio	(0.65)
Tracking error	4.53
Fund volatility (Standard deviation)	14.99
Index volatility (Standard deviation)	14.85

Based on monthly observations, annualised over last 3 years.

Charges		Z	I	A	B
Ongoing charges % <sup>2</sup>		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	LU0073233958	MORUSRI LX	31.01.1997	
B	USD	LU0073234097	MORUSRB LX	01.03.1997	
F	USD	LU1244752280	MSTUSPF LX	30.09.2015	
I	USD	LU0073233875	MORIUSR LX	09.01.1996	
Z	USD	LU0360477474	MSUSPRZ LX	27.11.2009	

#### Footnotes

Publication date: 16 August 2017.

<sup>1</sup> See the 'Share Class' section for inception date(s).

<sup>2</sup> 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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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.

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