

Morgan Stanley Investment Funds

## US Property Fund - A 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 U.S. real estate securities. We combine a value-oriented, bottom-up-driven investment strategy and a 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
Ted Bigman, Head of Global Listed Real Assets Investing	1995	31
Bill Grant, Managing Director	2000	16

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

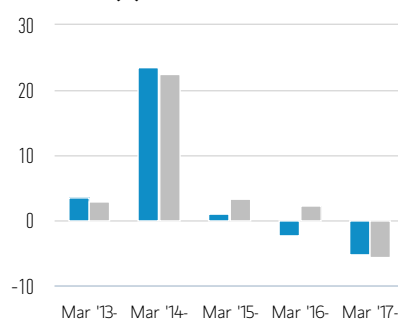
### Class A Shares (% net of fees) vs. Index in USD

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



— Class A Shares  
— FTSE Nareit Equity REITs (Net) Index

#### 12 Month Performance Periods to Latest Month End (%)



■ Class A Shares  
■ FTSE Nareit Equity REITs (Net) Index

### 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 A Shares	2.98	(8.08)	(8.08)	(5.12)	(2.20)	3.64	3.75	7.68
FTSE Nareit Equity REITs (Net) Index	3.60	(8.50)	(8.50)	(5.70)	(0.11)	4.70	5.06	7.21

### Calendar Year Returns (%)

	2017	2016	2015	2014	2013	2012	2011
Class A Shares	2.30	3.09	(1.17)	29.71	2.26	11.94	4.66
FTSE Nareit Equity REITs (Net) Index	3.95	7.34	2.02	28.65	1.31	16.78	7.09

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

### Share Class

	CLASS A
Currency	U.S. dollars
ISIN	LU0073233958
Bloomberg	MORUSRI LX
Inception Date	31 January 1997
NAV	\$ 67.42

### Fund Facts

Launch date	09 January 1996
Base currency	U.S. dollars
Index	FTSE Nareit Equity REITs (Net) Index
Total assets	\$ 225.10 million
Structure	Luxembourg SICAV

### Charges (%)

	CLASS A
Max Entry Charge	5.75
Ongoing Charges	1.64
Management Fee	1.40

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)

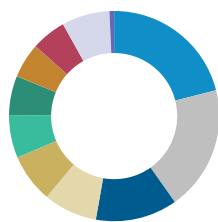
	CLASS A
Minimum Initial Investment	0
Minimum Subsequent Investment	0

### Statistics

(3 Year annualised)	CLASS A	INDEX
Alpha (%)	(2.09)	--
Beta	0.97	1.00
Information ratio	(0.46)	--
R squared	0.90	1.00
Sharpe ratio	(0.19)	(0.04)
Tracking error (%)	4.50	--
Volatility (Standard deviation) (%)	14.04	13.75

### Characteristics

	FUND
Dividend Yield (%)	3.99
Number of holdings	57
Weighted average market capitalization (\$B)	16.46

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

	FUND
Office	21.05
Regional Malls	19.17
Apartments	12.59
Diversified	8.26
Health Care	7.49
Industrial	6.62
Lodging/Resorts	6.02
Self Storage	5.37
Shopping Centers	5.37
Other	7.35
Cash & equivalents	0.72
<b>Total</b>	<b>100.00</b>

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

	FUND
Simon Property Group	9.90
Boston Properties Inc	7.43
Vornado Realty Trust	6.78
SL Green Realty Corp	5.96
Ggp Inc	5.28
Equity Residential Properties	4.45
Prologis Inc	3.12
Public Storage Inc	3.09
Camden Property Trust	2.94
Lasalle Hotel Properties	2.83
<b>Total</b>	<b>51.78</b>

<sup>1</sup> May not sum to 100% due to rounding.

<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.

Please refer to the Prospectus for full risk disclosures, available at [www.morganstanleyinvestmentfunds.com](http://www.morganstanleyinvestmentfunds.com). All data as of 31.03.2018 and subject to change daily.

**DEFINITIONS**

**Alpha** is the excess return or value added (positive or negative) of the fund's return relative to the return of the index. **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

**Share Class A Risk and Reward Profile**

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 fund's ability to buy or sell securities.
- 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.

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 a stock market index weighted by the market capitalization of each stock in the index. In such a weighting scheme, larger companies account for a greater portion of the index. Most indexes are constructed in this manner, with the best example being the S&P 500.

**INDEX INFORMATION**

The **FTSE NAREIT (National Association of Real Estate Investment Trusts) Equity REITs Index** is a free float-adjusted market-capitalization-weighted index of tax qualified REITs listed on the New York Stock Exchange, NYSE Amex and the NASDAQ National Market Systems.

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Applications for shares in the Fund should not be made without first

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