

Important Notes:

1. **Manulife Global Fund – Global REIT Fund ("Manulife Global REIT Fund" or the "Fund")** invests primarily in closed-ended REITs listed and traded on any regulated market globally, and may also invest in real estate-related securities which include equity, equity-related and fixed income securities of companies which derive a significant portion of their earnings from any aspect of real estate, which may involve equity market, sector and geographical concentration, real estate and REITs, currency, small cap, credit, interest rate, high yield bonds, credit rating and downgrading, liquidity and volatility risks.
2. The relevant distributing class of the Fund does not guarantee distribution of dividends, the frequency of distribution and the amount/rate of dividends. Dividends may be paid 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 respect of MDIST (G) and R MDIST (G) share class(es). Dividends paid or effectively paid out of capital of the Fund amounts 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 and may result in an immediate decrease in the net asset value per share in respect of such class(es) of the Fund.
3. The Fund intends to use financial derivative instruments ("FDIs") for investment, efficient portfolio management and/or hedging purposes. The use of FDIs exposes the Fund to additional risks, including volatility risk, management risk, market risk, credit risk and liquidity risk.
4. Investment involves risk. The Fund may expose its investors to capital loss. Investors should not make decisions based on this material alone and should read the offering document for details, including the risk factors, charges and features of the Fund and its share classes.



Manulife Investment Management

August 2022

Manulife Global REIT Fund



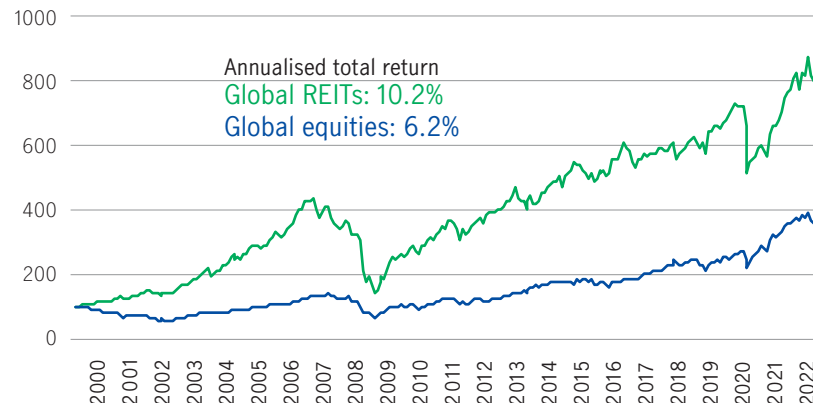
The Fund name, investment policy and investment objective were last changed in June 2020.
The Fund is authorised by the Securities and Futures Commission of Hong Kong ("SFC"). SFC's authorisation of the Fund is not made under the Code on Real Estate Investment Trust and does not imply official recommendations.

Why Global REITs?

Long term growth potential

For over 20 years global REITs have significantly outperformed the broad market through multiple market and interest rate environments (Fig 1).

Fig 1. Global REITs and global equities performance

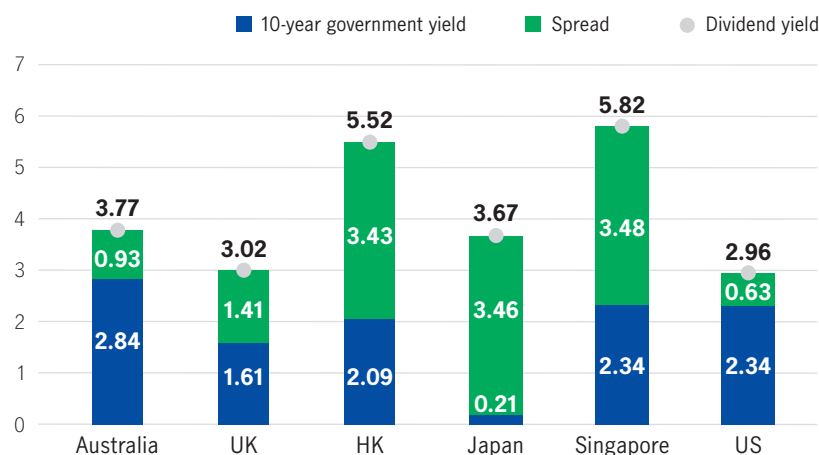


Source: Bloomberg, as of 31 March 2022. Global REITs measured by S&P Global REITs TR USD Index. Global equities measured by MSCI World GR USD Index. Monthly data. Total return. Data rebased to 100 on 30 April 2000.

Relatively attractive income return

Global REITs currently offer relatively attractive yields compared to other yield-oriented securities (Fig 2). Over the past 20 years, dividend income has contributed around 40% of the total return of global REITs¹.

Fig 2. Yield comparison vs government bonds



Source: Bloomberg, 31 March 2022. 10 Year Government Bond Yield measured by Local Generic 10- year Government Bond Yield. Australia REITs measured by S&P/AX 200 A-REIT Index (AS51PROP), UK REITs measured by FTSE EPRA/NAREIT UK REITs (ENUKRG), Hong Kong REITs measured by measured by FTSE EPRA/NAREIT Developed REITs Hong Kong Index (ERGLHKU), Japan REITs measured by TSE REIT Index (TSEREIT), Singapore REITs measured by FTSE EPRA/NAREIT Developed REITs Singapore Index (ERGLSGE), US REITs measured by FTSE EPRA/NAREIT United States (UNUS). Due to rounding, some totals may not equal to the sum of separate figures.

Exposure to global emerging trends

Global REITs offer a wide opportunity set which could potentially benefit from current and long-term trends.

Trends



New economies



World's aging population



Economic recovery and post COVID-19 impact

REIT exposure

Increased demand for Specialised and Industrial REITs

- Data centres, telecom cell towers, logistic and warehouse REITs

Growth in Healthcare REITs such as medical centres and retirement homes

Residential, Industrial and necessity-based Retail REITs

¹ Source: Bloomberg, as of 31 March 2022. Global REITs measured by S&P Global REITs TR USD Index.

Manulife Global REIT Fund

Sector specialist team with rich investment experience

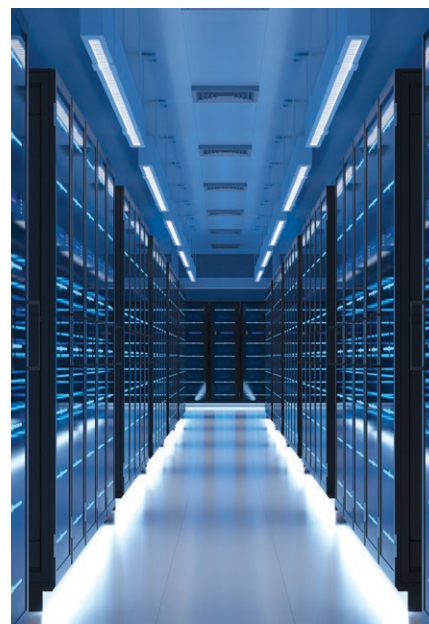
- Well-resourced investment team with deep sector expertise
- Lead portfolio manager has managed strategy since 2006

Aims to provide sustainable income and capital appreciation

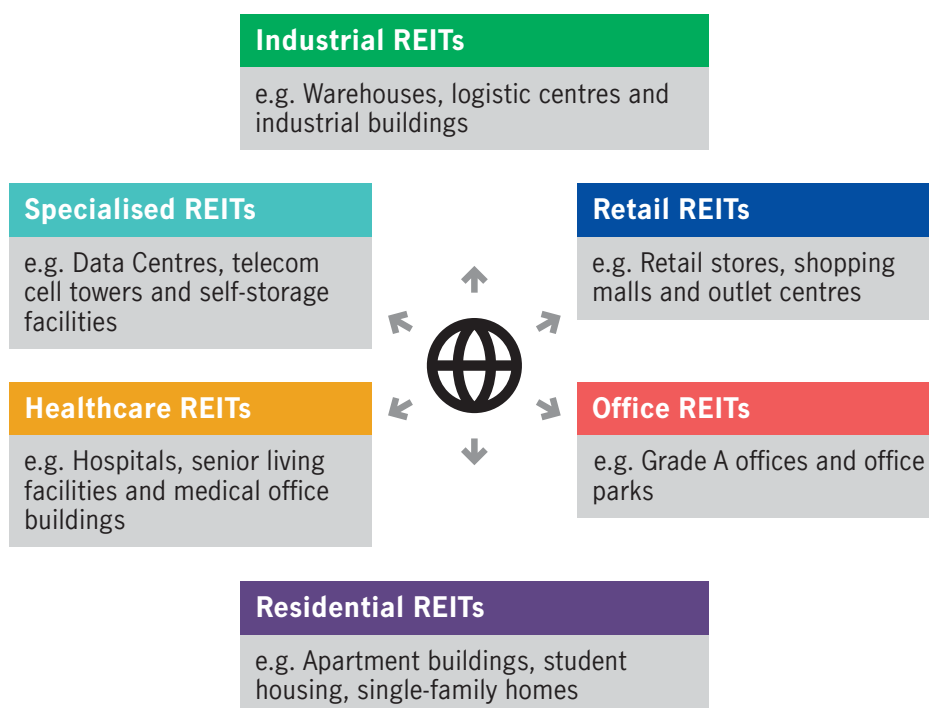
- Capitalise on the sustainable income as well as growth potential of the REIT sector
- Diversified positioning from a regional and sub-sector perspective

Disciplined investment process

- Combining top-down sub-sector and regional insights with fundamentally-driven, bottom-up security selection is key to value add
- Portfolio construction is determined by relative risk-reward, with an emphasis on income generation and capital appreciation



Diversified across various sectors and markets



Potential stable income

Manulife Global REIT Fund aims to make monthly distributions* with potential capital growth.

* Applicable to monthly distribution share classes only.

Dividend schedule

Record date	Ex-dividend date	Ex-dividend NAV ¹	AA (USD) MDIST(G)	
			Dividend per share	Annualised dividend yield ¹
29/07/2022	1/8/2022	\$0.9041	0.0045	6.10%
30/06/2022	1/7/2022	\$0.8507	0.0045	6.49%
31/05/2022	1/6/2022	\$0.9402	0.0045	5.86%

(The distribution amount is not guaranteed. Distribution may be paid out of capital. Refer to Important Note 2)

¹ Source: Manulife Investment Management, as of 8 August 2022, refers only to Class AA (USD) MDIST(G). Annualised yield = [(1+distribution per unit/ex-dividend NAV) distribution frequency per annum]-1, the annualised dividend yield is calculated on the basis of the latest relevant dividend distribution and dividend reinvested, and may be higher or lower than the actual annual dividend yield. Please note that dividend is not guaranteed, and a positive dividend yield does not imply a positive return.

Fund information

Fund name	Manulife Global Fund – Global REIT Fund
Investment objective	The investment objective of the Fund is to provide income and capital growth through investment in real estate investment trusts (REITs) globally.
Launch date	29 January 2007
Base currency	USD
Available share classes (ISIN / Bloomberg code)	Class AA (USD) (LU0278409221/MGGLPAU) Class AA (HKD) (LU1077377312/MGBPAAH) Class AA (USD) MDIST (G) (LU2089991413/MGGLAUM) Class AA (HKD) MDIST (G) (LU2089991686/MGGLAHM) Class AA Acc (LU2089984715/MLGPAUA) Class R (USD) MDIST (G) (LU2478169092/MLGPRUS) Class R (HKD) MDIST (G) (LU2478169175/MLGPRHK)
Management fee	1.50% p.a.
Investment manager	Manulife Investment Management (US) LLC

Manulife Investment Management's expertise

25+ years

Investment experience of the US based lead manager

550+

Investment professionals¹ in 18 geographies with dedicated team covering REITs/Financials

90+ years

Investment experience in property investments/assets and property management

¹ Source: Manulife Investment Management, as of 31 December 2021. Total investment professionals is comprised of individuals from Manulife Investment Management, Manulife-TEDA Fund Management Co. LTD., a 49% joint venture between Manulife Financial and Northern International Trust, part of the Tianjin TEDA Investment Holding Co. Ltd. (TEDA), and Mahindra Manulife Investment Management Private Limited, a 49% joint venture of Manulife and Mahindra AMC. Total also includes investment professionals in private market asset classes of Agriculture/Timberland, Infrastructure Equity and Real Estate Equity.

This Fund does not directly invest in real estate or property. This Fund invests in a single sector and structured products, which may involve concentration, volatility, liquidity, down grading and currency risks. Investors may potentially expose to capital loss.

Investment involves risk. Investors should not make investment decisions based on this material alone and should read the offering document for details, including the risk factors, charges and features of the product. This material has not been reviewed by the Securities and Futures Commission. Issued by Manulife Investment Management (Hong Kong) Limited.

