

## Important Notes 重要提示

- 1 Manulife Global Fund – Global REIT Fund (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. Certain investors may also be subject to the risk relating to RMB hedged share class.
  - 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 leverage 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.
- 1 宏利環球基金 - 環球房地產投資信託產業基金（「本基金」）主要投資於在全球任何受監管的市場上市並交易的封閉式房地產投資信託基金，亦可投資於房地產相關證券（包括其重大部分盈利來自任何房地產範疇的公司的股票、股票相關證券及固定收入證券），可能涉及股票市場、行業及地域集中、房地產及房地產投資信託基金、貨幣、小型公司、信用、利率、高息債券、信用評級及降級、流動性及波動風險。某些投資者也可能面臨與人民幣對沖類別相關的風險。
  - 2 本基金相關的派息類別並不保證會作出股息分派、分派的頻次及股息款額或派息率。本基金可從每月派息(G)或R每月派息(G)類別股份的已變現資本收益、資本及 / 或總收益撥付股息，並從資本扣除全部或部分費用及開支（即從資本撥付費用及開支）。從本基金資本中撥付或實際上從資本中撥付股息等於退回或提取投資者原本投資額的一部分或該原本投資額應佔的任何資本收益。此舉可能導致本基金該類別的每股資產淨值即時減少。
  - 3 本基金擬使用金融衍生工具作投資、有效管理投資組合及/或對沖目的。使用金融衍生工具令本基金承受額外風險，包括槓桿風險、管理風險、市場風險、信用風險及變現風險。
  - 4 投資涉及風險。本基金的投資者或須承受資本虧損。投資者不應單靠本資料而作出投資決定，而應仔細閱讀銷售文件，以獲取詳細資料，包括本基金及其股份類別的風險因素、收費及產品特點。

Fund prices may go down as well as up. Past performance information presented are not indicative of future performance. Investor has his/her own personal investment objectives, investment products may not be suitable for everyone.  
 基金價格可跌亦可升。過往業績數據並非未來業績的指標。投資者的目標各有不同，投資產品未必適合所有投資者。  
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 由宏利投資管理（香港）有限公司刊發。  
 This material has not been reviewed by the Securities and Futures Commission.  
 證券及期貨事務監察委員會並未審閱此文件。

Scan the QR code for fund documents  
 查閱基金文件請掃描二維碼





Information as of 資料截至 2025/10/31

## Investment Objective 投資目標

This Fund is an equity fund which is primarily designed to provide income with the secondary goal of medium to long term capital growth through investment in real estate investment trusts ("REITs") globally. The Fund will invest at least 70% of this Fund's net assets in closed-ended REITs listed and traded on any Regulated Market globally, and up to 30% of its net assets in real estate-related securities other than REITs and/or cash and cash equivalents. Real estate-related securities include equity, equity-related and fixed income securities of companies which derive a significant portion of their earnings from any aspect of real estate, as well as real estate-related business trusts, property trusts, hospitality trusts, and stapled securities comprising the aforementioned securities (including REITs).

本基金是主要旨在透過環球房地產投資信託基金(「REITs」)投資提供收入的股票基金，次要目標是提供中長線資本增長。本基金會將其至少70%的淨資產投資於在全球任何受監管市場上市並交易的封閉式REITs，及合共不超過30%的淨資產投資於除REITs以外的房地產相關證券及/或現金及等同現金。房地產相關證券包括其重大部分盈利來自任何房地產範疇的公司的股票、股票相關證券及固定收益證券，以及房地產相關的業務信託、物業信託、酒店信託，以及包含構成上述證券(包括REITs)的合訂證券。

## Fund Information 基金資料

Investment Manager 投資管理人	Manulife Investment Management (US) LLC		
Launch Date (YYYY/MM/DD) 發行日期	2007/01/29		
Launch Price (per share) 發行價格(每股)	USD 1.00		
Base Currency 基礎貨幣	USD 美元		
Available Class(es) and their Bloomberg/ISIN Code 可選擇之類別及其彭博/ISIN編號	Bloomberg Ticker 彭博編號	ISIN Code ISIN編號	
Class AA (USD) AA(美元)類別	MGGLPAU	LU0278409221	
Class AA (USD) Acc AA(美元)累積類別	MLGPAUA	LU2089984715	
Class R (USD) MDIST (G) R(美元)每月派息(G)類別	MLGPRUS	LU2478169092	
Class AA (USD) MDIST (G) AA(美元)每月派息(G)類別	MGGLAUM	LU2089991413	
Class AA (HKD) AA(港元)類別	MGBPAAH	LU1077377312	
Class R (HKD) MDIST (G) R(港元)每月派息(G)類別	MLGPRHK	LU2478169175	
Class AA (HKD) MDIST (G) AA(港元)每月派息(G)類別	MGGLAHM	LU2089991686	
Class AA (RMB Hedged) MDIST (G) AA(人民幣對沖)每月派息(G)類別	MLGPARM	LU2556243009	
Income Class(es) Last Dividend Payout® 收益類別上次派息支付® (per share 每股)	Dividend Amount 派息額	Ex-Dividend Date 除息日 (YYYY/MM/DD)	Annualised Yield 年度化派息率
Class R (USD) MDIST (G)	USD0.058802	2025/10/01	8.69%
Class AA (USD) MDIST (G)	USD0.003658	2025/10/01	6.00%
Class R (HKD) MDIST (G)	HKD0.058225	2025/10/01	8.68%
Class AA (HKD) MDIST (G)	HKD0.036520	2025/10/01	6.00%
Class AA (RMB Hedged) MDIST (G)	CNY0.046565	2025/10/01	6.11%
Fund Size 基金規模	USD 26.79 million 百萬		
Initial Charge 初次收費	Up to 5.00% 最多達5.00%		
Redemption Charge 贖回費	Nil 不適用		
Switching Charge 轉換費	Up to 1.00% 最多達1.00%		
Management Fee 管理費	1.50% per annum of the NAV of this fund 每年本基金資產淨值的 1.50%		
Minimum Initial Investment 最低初次投資額	USD 1,000 (Class AA (USD))		
Minimum Subsequent Investment 最低其後投資額	USD 100 (Class AA (USD))		
Net Asset Value (NAV) Per Share 每股資產淨值	USD 1.0240 (Class AA (USD) AA(美元)類別)		
Standard Deviation (3 Years) 標準差(三年)	16.51%		

## Calendar Year Performance 年度表現

	2024	2023	2022	2021	2020
Class AA (USD) AA(美元)類別	-1.50%	9.45%	-23.46%	29.62%	-7.12%

## Cumulative Performance 累積表現

	YTD 年初至今	3 months 三個月	1 yr. 一年	3 yrs. 三年	5 yrs. 五年	Since Launch 成立至今
Class AA (USD) AA(美元)類別	7.10%	2.01%	0.01%	19.48%	34.44%	38.21%

## 5-Year Cumulative Performance 五年累積表現



## Top Holdings 主要持有成份

Prologis, Inc.	6.10%
Simon Property Group, Inc.	4.73%
Welltower Inc.	4.59%
Digital Realty Trust, Inc.	3.29%
Ventas, Inc.	2.92%
Stockland	2.21%
Link Real Estate Investment Trust	2.11%
RioCan Real Estate Investment Trust	1.87%
SmartCentres Real Estate Investment Trust	1.80%
Equity Residential	1.74%

Geographical Breakdown™  
地區分佈™

United States 美國	61.96%
Australia 澳洲	8.32%
Singapore 新加坡	6.24%
Canada 加拿大	5.43%
United Kingdom 英國	4.30%
Hong Kong 香港	3.86%
France 法國	1.98%
Japan 日本	1.66%
Others 其他	4.22%
Cash & Cash Equivalents 現金及現金等值資產	2.03%

Sector Breakdown™  
類別分佈™

Retail REITs 零售業房地產投資信託	22.20%
Industrial REITs 工業房地產投資信託	17.87%
Diversified REITs 多樣化房地產投資信託	16.08%
Healthcare REITs 醫療保健房地產投資信託	12.48%
Multi-Family Residential REITs 多戶住宅房託	7.47%
Data Center REITs 數據中心房託	5.65%
Mortgage REITs 房地產按揭投資信託	4.57%
Office REITs 辦公室房地產投資信託	4.52%
Others 其他	7.13%
Cash & Cash Equivalents 現金及現金等值資產	2.03%

Source: Manulife Investment Management (US) LLC and Manulife Investment Management (Hong Kong) Limited unless otherwise indicated. All the performance figures are on NAV to NAV basis, in base currency with dividends reinvested. The sourced information contained herein is not warranted to be accurate, complete or timely. Neither Manulife Investment Management (Hong Kong) Limited nor any of its affiliates are responsible for any damages or losses arising from any use of this information. 資料來源：Manulife Investment Management (US) LLC及宏利投資管理(香港)有限公司或另有說明。所有的業績數據以資產淨值對資產淨值及基礎貨幣計算，股息再投資。本文件內所提供的資料並未就其準確性、完整性、及時間性作出保證。宏利投資管理(香港)有限公司及其任何聯繫公司均不負責任何因使用該等資料而引致的損害及損失。

— This fund name was last changed in June 2020. 於2020年6月，本基金名稱作最近一次更改。

® This fund does not guarantee distribution of dividends, the frequency of distribution and the amount of dividends. Distribution may be paid out of capital. Please refer to Important Note 2 for details. Annualised yield = [(1+distribution per unit/ex-dividend NAV)^distribution frequency]-1, the annualised dividend yield is calculated based on the latest relevant dividend distribution with dividend reinvested, and may be higher or lower than the actual annual dividend yield. 本基金的派息、派發頻率及派發金額並無保證。派息可能從資本中支付。詳情請注意重要提示2。年度化派息率= [(1+每股單位派息/除息日資產淨值)^每年派息次數]-1。年度化派息率乃基於最近一次相關派息計算及假設收益再撥作投資，可能高於或低過實際全年派息率。

- Due to rounding, the total may not be equal to 100%. A negative percentage, if any, represents a short position in the portfolio for hedging/cash flow management purposes. Please refer to offering document of the Fund for details. 數字經修整後，總計可能並不相等於100%。負數百分比(如有)代表投資組合為了對沖或現金流管理而持有短倉。有關詳情請參閱本基金之銷售文件。

This fund does not directly invest in real estate or property. This 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 recommendation. 本基金並非直接投資於房地產。本基金已獲香港證券及期貨事務監察委員會(「證監會」)認可。證監會並非根據房地產投資信託守則給予本基金認可，亦不表示本基金獲得官方推介。