

April 2021  
Factsheet

## Manulife Shariah PRS-Global REIT Fund

### Fund type/category

Feeder Fund (Islamic REITs)

### Fund objective

The Fund aims to provide regular income<sup>##</sup> and capital appreciation by investing in one Islamic collective investment scheme, which invests mainly in Islamic REITs.

### Investment Strategy

The Fund will invest at least 95% of the Fund's NAV in the Manulife Shariah Global REIT Fund ("Target Fund"), while the balance will be invested in Islamic liquid assets such as Islamic money market instruments and placement of Islamic deposits with financial institutions for liquidity purposes.

### Fund manager

Manulife Investment Management (M) Berhad  
200801033087 (834424-U)

### Trustee

CIMB Islamic Trustee Berhad  
198801000556 (167913-M)

### Fund information (as at 31 Mar 2021)

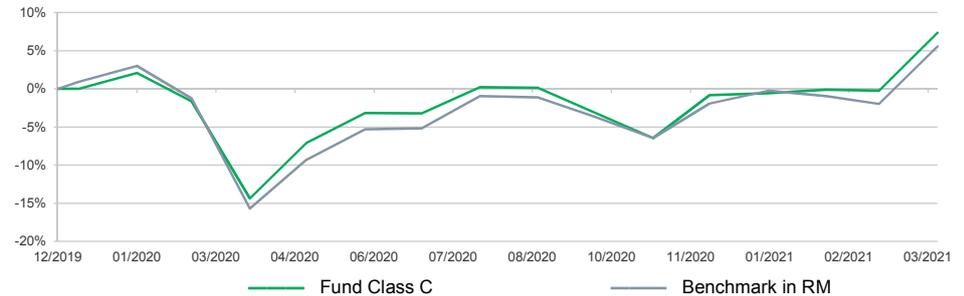
NAV/unit (Class C)	RM 0.5264
Fund size	RM 3.71 mil
Units in circulation	7.04 mil
Fund launch date	29 Nov 2019
Fund inception date	20 Dec 2019
Financial year	31 Jan
Currency	RM
Management fee	Class C: Up to 1.80% p.a. of the NAV Class A: N/A Class B: N/A
Trustee fee	Class C: 0.025% p.a. of the NAV Class A & B: N/A
Sales charge	Class C: Up to 3.00% of the NAV per unit Class A & B: N/A
Redemption charge	Class C: Nil Class A & B: N/A
Distribution frequency	Semi-annually, if any, and will be automatically reinvested and distributed as additional units of the Fund.
Benchmark <sup>^</sup>	IdealRatings® Global REITs Islamic Select Malaysia Index

### Fees by Private Pension Administrator (PPA)

Account opening fee	RM10.00 (one-off)
Annual fee <sup>1</sup>	RM8.00 p.a.
Pre-retirement withdrawal fee	RM25.00 for each withdrawal
Transfer fee	RM25.00 for each transfer to another PRS provider
Administration fee	0.04% p.a. of the NAV

### Fund review and strategy

Since inception performance as at 31 March 2021\*



Our long-term outlook for Shariah Global REITs remains positive. The accelerating rollout of COVID-19 vaccines has driven optimism for continued economic recovery. The pace of the recovery will be dependent on the continued spread of the virus and distribution of the vaccines. Given the current pace and continued level of stimulus support provided by governments and central banks, there is increased optimism for economic normalization in 2021. The investment case for Shariah Global REITs remains positive given the trajectory of the recovery and likely lower-for-longer interest rate environment. Distribution yields within the sector remain attractive compared to other yield-oriented investments and we continue to find attractive opportunities within the market that trade at significant discounts to their NAVs.

### Total return over the following periods ended 31 March 2021\*

	1 month	6 month	YTD	1 year	3 year	5 year	Since inception
Fund Class C (%)	7.65	10.80	8.03	25.35	-	-	7.38
Benchmark in RM (%)	7.69	9.55	5.85	25.23	-	-	5.57

### Calendar year returns\*

	2016	2017	2018	2019	2020
Fund Class C (%)	-	-	-	0.00	-0.60
Benchmark in RM (%)	-	-	-	0.93	-1.18

\*Source: Lipper; Past performance is not necessarily indicative of future performance. The performance is calculated on NAV-to-NAV basis.

### Top 5 holdings<sup>#</sup>

No.	Security name	% NAV
1	American Tower Corporation	10.7
2	Goodman Group	8.4
3	Prologis, Inc.	6.1
4	Crown Castle International Corp	5.9
5	Link Real Estate Investment Trust	4.8

### Highest & lowest NAV

	2018	2019	2020
High	-	0.5029	0.5406
Low	-	0.4990	0.3663

### Distribution by financial year

	2019	2020	2021
Distribution (Sen)	-	-	0.98
Distribution Yield (%)	-	-	2.0

### Asset/sector allocation

No.	Asset/sector name	% NAV
1	Industrial Reits	27.9
2	Specialized REITs	25.2
3	Retail Reits	12.3
4	Residential Reits	11.0
5	Office Reits	9.0
6	Health Care Reits	5.7
7	Diversified Reits	1.7
8	Cash & Cash Equivalents	7.2

### Geographical allocation<sup>#</sup>

No.	Geographical name	% NAV
1	United States	55.5
2	Australia	16.3
3	Japan	5.9
4	Others	15.1
5	Cash & Cash Equivalents	7.2

# MANULIFE SHARIAH GLOBAL REIT FUND

##Income declared will be reinvested in the form of additional Units issued to Members.

<sup>^</sup> The benchmark above is only used as a reference for investment performance comparison purpose. The risk profile of the Fund is not the same as the risk profile of this benchmark. The benchmark information and disclaimer of IdealRatings are available in [www.manulifeinvestment.com.my](http://www.manulifeinvestment.com.my)

<sup>1</sup> No annual fee will be charged during the 1st year of the opening of a private pension account; there will also be no annual fee payable if no contributions are made during a calendar year.

April 2021  
Factsheet

## Manulife Shariah PRS-Global REIT Fund

### Market Review

The Shariah Global Real Estate sector finished the month with strong returns outperforming the broader global equity market. The major world equity indexes generated positive returns in March, as the favorable fundamental backdrop helped investors look past the emergence of potential risks. Stocks remained well supported by accommodative global central bank policies and hopes that the ongoing rollout of the COVID-19 vaccine would lead to improvements in both economic growth and corporate earnings in the year ahead. The expectation for continued fiscal stimulus in the United States provided a further reason for optimism. At the same time, however, the markets had to contend with a litany of possible risk factors, including the prospect of rising inflation, the week-long blockage of the Suez Canal, and the forced liquidations of several U.S. and Chinese media and technology stocks late in the month. Despite these adverse headlines, the U.S. and Canadian stock indexes finished the month with healthy gains. Europe also moved higher, notwithstanding a resurgence of the coronavirus. Asian stocks lagged, largely as a result of underperformance for Japan and negative returns in China.

### Fund Review

In March, the Fund posted a strong positive return of 7.65%. The positive performance was driven by strong security selection in the U.S., especially within the specialized and residential sub-sector. Our underweight in the U.K., Japan, and Hong Kong also positively impacted performance. Our underweight in the Self-Storage sub-sector in the U.S. and our overweight in the Retail sub-sector detracted from performance during the month. From a regional perspective, our overweight in Singapore and underweight in Thailand also negatively impacted performance.

### Market Outlook

The Shariah Global REIT sector is off to a strong start in 2021 with Q1 performance outperforming the broader global equity markets. Optimism of a broader global economy recovery in 2021 continues to increase as the COVID-19 vaccine rollout accelerates. This coupled with some major economies also seeing a reduction in active COVID-19 cases has led to favourable market conditions that have benefited the global equity market as well as Global REITs. While interest rates continue to move higher, Global REITs have remained resilient as the sector's attractive distribution yields and resilient cash flows have provided support to share prices. The optimism on the rollout of COVID-19 vaccines and continued accommodative policies from central banks around the world give confirmation to our positive outlook on the Global REIT sector. As the number of individuals receiving vaccinations accelerates in 2021, expectations are that the second half of the year will lead to a resurgence of economic growth. Thus, we believe that economic growth will continue to improve, albeit with some volatility and dispersion among countries. While the recent vaccine news and rollout of the vaccination is a positive that should support the overall global economic recovery, we continue to monitor potential risks, including geopolitical risks that could weigh on global markets in 2021.

The Shariah Global REIT sector may continue to see some earnings pressure until restrictions are fully lifted as the impact from COVID-19 is still being felt by certain sub-sectors, and we have positioned the Fund accordingly. We believe near-term pressure on real estate fundamentals will ease in the coming quarters as the global economy continues to recover, especially in the Office and Residential sub-sectors. From a regional perspective, we continue to favour the U.S., Canada, Australia and Singapore owing to a combination of attractive valuations and distribution yields. Within those regions and from a global perspective, we favour Industrial and technology-related REITs. We have minimised our exposure to the Japanese and Hong Kong REIT markets based on their relative distribution yields and valuations.

Overall, we believe the long-term outlook for Shariah Global REITs remains positive given the continued trajectory of the recovery and likely lower-for-longer interest rate environment. Distribution yields within the sector remain attractive compared to other yield-oriented investments. The spread between the yields of REITs and fixed income securities is also well above historical averages. Even with the strong recent performance, the sector remains below pre-pandemic levels and we continue to find attractive opportunities within the REIT market that trade at significant discounts to what we view as their intrinsic net asset values.

We see additional developments that will have a positive impact on the sector. In 2020, some REITs took a conservative approach and reduced their dividends, however, we expect REITs with stable and growing cash flow to increase their dividends as the economy recovers. In addition, REIT valuations trading below their respective net asset values may lead to an increase in merger-and-acquisition (M&A) activity. M&A is also supported by a large amount of institutional capital that is designated to real estate investments.

The above information has not been reviewed by the SC and is subject to the relevant warning, disclaimer, qualification or terms and conditions stated herein. Investors are advised to read and understand the contents of the Manulife Shariah PRS NESTEGG Series Disclosure Document dated 29 November 2019 and its First Supplemental Disclosure Document dated 10 February 2021 and all the respective Product Highlights Sheet(s) (collectively, the "Offering Documents"), obtainable at our offices or website, before investing. The Offering Documents have been registered with the Securities Commission Malaysia (SC), however the registration with the SC does not amount to nor indicate that the SC has recommended or endorsed the product. Where a unit split/distribution is declared, investors are advised that following the issue of additional units/distribution, the NAV per unit will be reduced from the pre-unit split NAV/cum-distribution NAV to post-unit split NAV/ex-distribution NAV; and where a unit split is declared, the value of your investment in the Fund's denominated currency will remain unchanged after the distribution of the additional units. Past performances are not an indication of future performances. There are risks involved with investing in unit trust funds; wholesale funds and/or Private Retirement Schemes. Some of these risks associated with investments in unit trust funds; wholesale funds and/or Private Retirement Schemes are interest rate fluctuation risk, foreign exchange or currency risk, country risk, political risk, credit risk, non-compliance risk, counterparty risk, target fund manager risk, liquidity risk and interest rate risk. For further details on the risk profile of all the funds, please refer to the Risk Factors section in the Offering Documents. The price of units and income distribution may go down as well as up. Investors should compare and consider the fees, charges and costs involved. Investors are advised to conduct own risk assessment and consult the professional advisers if in doubt on the action to be taken.