



# ZI Morgan Stanley US Property Fund



## June 2022

### Zurich fund information (as at 31/05/2022)

|                           |                             |
|---------------------------|-----------------------------|
| Launch date               | 01/11/2001                  |
| Current bid               | USD 4.407                   |
| Fund size(m)              | USD 0.26 (as at 31/05/2022) |
| FE sector                 | Global Property             |
| Fund currency             | USD                         |
| ZIL charge                | 0.75%                       |
| Annual management charge* | 1.40%                       |
| Crown rating†             | 👑👑👑👑👑                       |

### Additional fund information (as at 31/05/2022)

|   |   |
|---|---|
| Fund name   | Morgan Stanley Investment Funds US Property |
| Benchmark   | FTSE NAREIT EQUITY REITS                    |
| Fund manager  | Ted Bigman, Bill Grant                      |
| ISIN Code   | LU0073233958                                |
| SEDOL   | 5194823                                     |
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### Top ten holdings (as at 30/04/2022)

|                                     |      |
|-------------------------------------|------|
| PROLOGIS INC                        | 9.2% |
| PUBLIC STORAGE                      | 8.1% |
| WELLTOWER INC.                      | 5.7% |
| DIGITAL REALTY TRUST INC USD0.01    | 5.0% |
| UDR INC                             | 4.7% |
| EQUITY RESIDENTIAL PROPERTIES TRUST | 4.5% |
| SHS OF BENEFICIAL INTEREST USD0.01  |      |
| MID-AMERICA APARTMENT COMMUNITIES   | 4.2% |
| Realty Income Corp                  | 4.2% |
| HEALTHPEAK PROPERTIES, INC.         | 3.9% |
| REXFORD INDUSTRIAL REALTY INC       | 3.7% |

Source: FE

\* Please note, this charge is deducted daily before calculating the unit price. This does not include any product charges. For further information on product charges, please refer to the relevant policy terms and conditions.

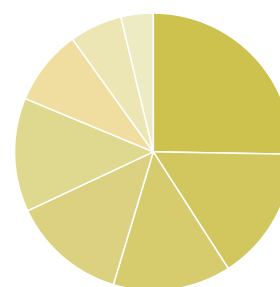
† FE Crown Fund Ratings is a quantitative based ratings system founded on historical performance, volatility and consistency. Funds are ranked against a relative benchmark chosen by FE with the lowest-rated funds carrying a single crown, and the highest awarded five crowns. Funds without a three-year track record are not rated. However, in some cases a rating is applied to funds whose underlying fund carries a three-year track record. FE Crown Ratings are produced solely by FE and its accuracy or completeness cannot be guaranteed.

### Fund 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.

### Sectors (as at 30/04/2022)

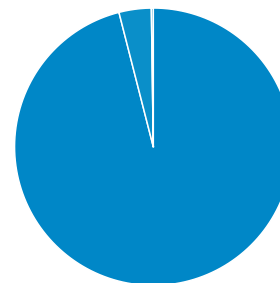
|                           |       |
|---------------------------|-------|
| Others                    | 25.3% |
| Industrials               | 15.6% |
| Warehousing & Real Estate | 13.7% |
| Residential - Property    | 13.4% |
| Health Care               | 13.3% |
| Retail                    | 8.8%  |
| Data Processing           | 6.1%  |
| Cash & Cash Equivalents   | 3.8%  |



Source:FE

### Regions (as at 30/04/2022)

|              |       |
|--------------|-------|
| USA          | 96.0% |
| Money Market | 3.8%  |
| China        | 0.2%  |
| Others       | 0.0%  |



Source:FE

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### Things you need to know

This factsheet is for relevant financial professional use only.

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For life assurance companies authorised in the Isle of Man, the Isle of Man's Life Assurance (Compensation of Policyholders) Regulations 1991, ensure that in the event of a life assurance company being unable to meet its liabilities to its policy owners, up to 90% of the liability to the protected policy owner will be met.

Nothing contained in this factsheet should be intended as an offer to invest. Anyone considering investing in this fund should seek professional guidance. This information is only a summary and may be subject to change without notice. It was obtained from what we believe to be reliable sources. Zurich International Life Limited has taken all reasonable care to ensure the information in this factsheet is accurate at time of publication and accepts responsibility accordingly.

For further information about this fund, please refer to the charts on page one. For further details about our funds and charges, please refer to the 'Your guide to investment choices' brochure, a copy of which is available on request.

You should note that investing in mirror funds could result in the possibility of large and sudden falls in the prices of shares. The shortfalls on cancellation or loss on realisation could be considerable. You could get back nothing at all. You should note that when investing into mirror funds, the charges, expenses and taxation of the underlying funds vary and performance may differ.

Calls may be recorded or monitored in order to offer additional security, resolve complaints and for training, administrative and quality purposes.



### Cumulative performance (as at 31/05/2022)

|                          | 1 mth  | 3 mths | 6 mths | 1 year | 3 years | 5 years | 10 years | Since inception |
|--------------------------|--------|--------|--------|--------|---------|---------|----------|-----------------|
| % growth                 | -9.96% | -3.96% | -7.81% | 2.76%  | -1.15%  | 3.09%   | 34.36%   | 252.85%         |
| FTSE NAREIT EQUITY REITS | -6.23% | -4.49% | -6.20% | 3.88%  | 23.03%  | 42.90%  | 132.73%  | 182.79%         |
| Sector                   | -6.08% | -3.73% | -7.62% | -2.35% | 5.00%   | 14.69%  | 48.32%   | 147.27%         |
| Quartile                 | 4      | 2      | 2      | 2      | 3       | 4       | 4        | -               |
| Rank                     | 52/52  | 24/52  | 26/53  | 18/53  | 36/50   | 37/46   | 32/36    | -               |

### 3 year statistical fund data (as at 31/05/2022)

|                      |         |
|----------------------|---------|
| Monthly volatility   | 7.78%   |
| Best 3 month return  | 19.75%  |
| Worst 3 month return | -33.99% |

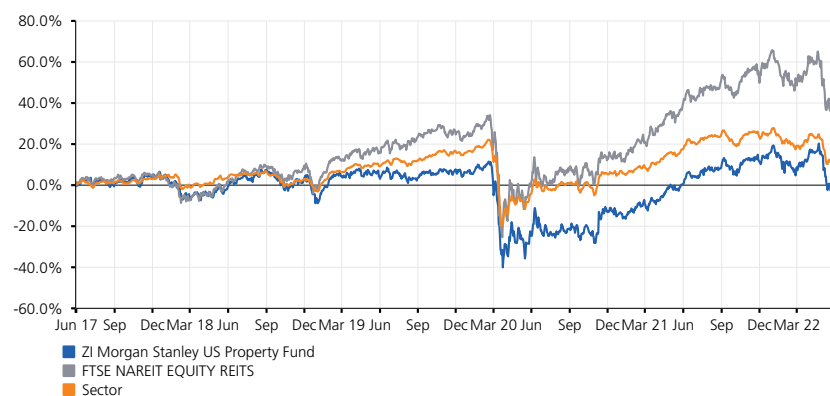
Source: FE, figures to 31/05/2022, bid to bid gross in USD. Past performance is not a guide to future performance.

### Discrete performance (as at 31/03/2022)

|                          | Mar 17<br>-Mar 18 | Mar 18<br>-Mar 19 | Mar 19<br>-Mar 20 | Mar 20<br>-Mar 21 | Mar 21<br>-Mar 22 |
|--------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| % growth                 | -6.3%             | 11.1%             | -33.2%            | 31.5%             | 25.9%             |
| FTSE NAREIT EQUITY REITS | -4.5%             | 20.9%             | -21.3%            | 37.8%             | 26.4%             |
| Sector                   | 2.6%              | 9.8%              | -19.0%            | 25.3%             | 12.3%             |
| Quartile                 | 4                 | 2                 | 4                 | 1                 | 1                 |
| Rank                     | 38/46             | 23/46             | 48/48             | 12/51             | 2/52              |

Source: FE, figures to 31/03/2022, bid to bid gross in USD. Percentage growth figures are for discrete years, for example Mar 17-Mar 18 equals 31/03/2017 to 31/03/2018. Quartile and rank are based on the FE sector category as highlighted on page 1. Past performance is not a guide to future performance.

### Fund performance vs benchmark and/or sector, 5 years/since inception



31/05/2017 - 31/05/2022 Powered by data from FE

Source: FE as at 31/05/2022, bid to bid gross in USD. Past performance is not a guide to future performance.

**Past performance is not a guide to future performance. The value of any investment and the income from it can fall as a result of market and currency fluctuations and you could get back less than the amount originally invested.**

**Performance figures include the deduction of the Zurich International Life (ZIL) fund management charge and the annual management charge.**

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