

USD Asia Pacific Property Income Fund

An investment fund option for variable life insurance products of **The Manufacturers Life Insurance Co., (Phils), Inc.**

Investment Objective

The Fund is Feeder Fund that invests in the Asia Pacific REIT Fund of Fund of Manulife Asset Management and Trust Corporation. The target fund is a unit-paying fund of funds that seeks to achieve long-term capital appreciation and to generate income by investing primarily in a diversified portfolio of exchange-listed real estate investment trusts (REITs) in the Asia Pacific region and other allowable investments.

Fund Information

Inception Date February 2019	Fund Size USD 22.83 million	Fund Currency US dollar	Dealing/Valuation Daily
Price (NAV/unit) USD 0.678	Management Fee 2.25% per annum	Bloomberg Ticker PHEQPIF	

Performance Return (July 31, 2024)

USD Asia Pacific Property Income Fund (net of management fee)	1 Month	YTD	1 Year	3 Years	5 Years	Since Inception
Absolute	6.26%	-10.06%	-7.84%	-23.65%	-23.82%	-19.70%
Annualized	n.a.	n.a.	-7.84%	-8.60%	-5.30%	-3.92%

Past performance is not an indication of future results. Information about the portfolio's holdings, asset allocation, or country diversification is historical and is not an indication of future portfolio composition, which will vary.

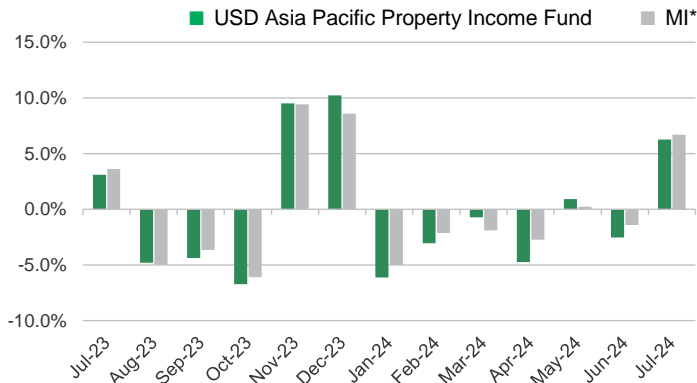
Monthly Net Asset Value per Unit



Top Five Holdings

CapitaLand Integrated Commercial Trust	9.62%
CapitaLand Ascendas REIT	9.50%
Link Real Estate Investment Trust	8.99%
Frasers Centrepoint Trust	5.71%
Frasers Logistics & Commercial Trust	5.65%

Monthly Performance

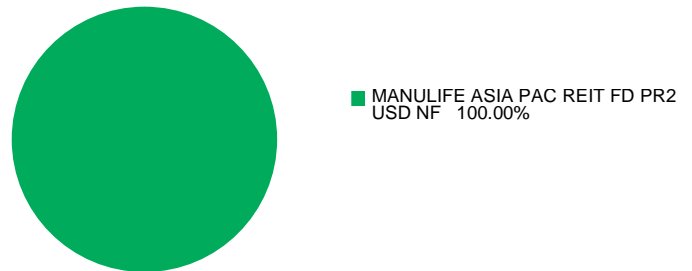


*Market Indicator = Manulife Investment Asia REIT ex-Japan Index

This is not a deposit product. Earnings are not assured and principal amount invested is exposed to risk of loss. This product cannot be sold to you unless its benefits and risks have been thoroughly explained. If you do not fully understand this product, do not purchase or invest in it.

Portfolio Breakdown

Asset Allocation (at Market Value)



USD Asia Pacific Property Income Fund

Market Review

Asia ex Japan real estate investment trusts (REITs) market rallied in July, fueled by increasing expectations of an imminent US interest rate cut. The US Federal Reserve Board (Fed) Chairman commented during the month that the recent softness in inflation data has provided policymakers with greater confidence that inflation is heading down to the central bank's 2% goal. The cooling US labor market has further bolstered the case for the US Fed to begin lowering its key policy rate from September vs prior expectations of a November/December cut.

Australian REITs market closed higher, with broad-based gains across the sectors. Australia's long-end bond yields gapped down 20 bps month-on-month to 4.12%, primarily driven by weaker-than-expected CPI inflation, which removed expectations of a rate hike from the Reserve Bank of Australia (RBA) in the August meeting. Interest rate-sensitive names were the key beneficiaries of the softening rate environment.

Hong Kong's REITs market gains were largely lifted by a big cap necessity retail REIT. Most of the Hong Kong REITs lagged as weak macroeconomic data from China continued to weigh on the market. In June, the Hong Kong government passed a new legislation where most Hong Kong land leases will be extended by 50 years with no extra land premium payment required.

Singaporean REITs market performed well on the back of the 10-year bond yield, retracing close to 30 bps to close July under 3%. The SGD 4-5-year swap rates fell to 2.5%, implying lower refinancing cost pressures on the sector. Q2 2024 earnings season for Singaporean REITs were largely completed with mixed results. Guidance for rental reversions continued to be positive but the impact of higher interest costs weighed on distributions during the period. By sector, office REITs performed well for the month on relief that lower interest rate could translate into less pressures on their cap rates/valuations and earnings. Hotel REITs lagged on the back of misses in earnings and a more cautious guidance for the 2H 2024 growth outlook.

Outlook

With the potential peak in global interest rates, a key pressure point weighing on Asian REITs looks set to reverse in the year ahead. Although some Asian REITs could see some more earning downgrades in fiscal year 2025, we believe, as interest rates flatten and potentially begin to decline, the asset class's earnings and dividends resilience would return. In the absence of materially negative transactional evidence, REITs are actively looking to repair their balance sheet, and this could restore investor confidence in their underlying asset values. We continue to seek opportunities and focus on paying reasonable valuations for high-quality Asian REITs.

The investment fund option for The Manufacturers Life Insurance Company's variable life insurance product is managed by Manulife Investment Management and Trust Corporation.

The Fund mentioned in this document is specific to variable life insurance contracts and is not considered a mutual fund. Yields depend on interest and foreign exchange rate levels, both of which may fluctuate. Other factors that affect yield include changes in the credit standing of the issuers and changes in the value of the stocks and dividends received. Further, investments of the Fund may provide that their values be determined based on prices or yields of other securities, instruments or foreign currencies, and such provisions may result in negative fluctuations in the value of these investments and, in turn, the Fund's yields. Thus, the performance of the separate account(s) is not guaranteed and the value of the policy could be less than the capital invested. THE VARIABLE LIFE POLICYHOLDER SHALL BEAR ALL INVESTMENT RISKS. Past performance of the Fund is not necessarily indicative of future performance. Yields are not guaranteed.

The information and/or analysis contained in this material have been compiled or arrived at from sources believed to be reliable but The Manufacturers Life Insurance Co. (Phils.), Inc. ("Manulife Philippines") does not make any representation as to their accuracy, correctness, usefulness or completeness and does not accept liability for any loss arising from the use hereof or the information and/or analysis contained herein. Information about the portfolio's holdings, asset allocation, or country diversification is historical and is not an indication of future portfolio composition, which will vary. Neither Manulife Philippines or its affiliates, nor any of their directors, officers or employees shall assume any liability or responsibility for any direct or indirect loss or damage or any other consequence of any person acting or not acting in reliance on the information contained herein.

The information in this material may contain projections or other forward-looking statements regarding future events, targets, management discipline or other expectations, and is only as current as of the date indicated. There is no assurance that such events will occur, and may be significantly different than that shown here. The information in this material including statements concerning financial market trends, are based on current market conditions, which will fluctuate and may be superseded by subsequent market events or for other reasons. This material was prepared solely for informational purposes and does not constitute a recommendation, professional advice, an offer, solicitation or an invitation by or on behalf of Manulife Philippines to any person to buy or sell any security. This material should not be viewed as a current or past recommendation or a solicitation of an offer to buy or sell any investment products or to adopt any investment strategy. Nothing in this material constitutes investment, legal, accounting or tax advice, or a representation that any investment or strategy is suitable or appropriate to your individual circumstances, or otherwise constitutes a personal recommendation to you. Past performance is not an indication of future results.

Manulife and the block design are registered service marks and trademarks of The Manufacturers Life Insurance Company and used by it and its affiliates including Manulife Financial Corporation.