

PHP Asia Pacific Property Income Fund

An investment fund option for **Affluence Gold**, **Affluence Max Gold** and **Affluence Max Elite** 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

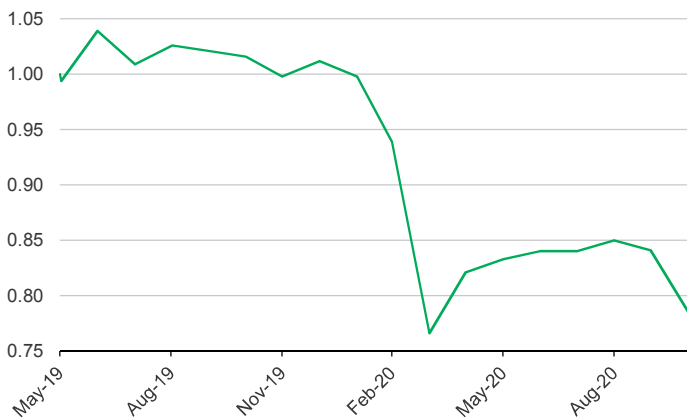
Inception Date May 2019	Fund Size PHP 1.38 billion	Fund Currency Philippine peso	Dealing/Valuation Daily
Price (NAV/unit) PHP 0.786	Management Fee 2.25% per annum	Bloomberg Ticker PHEQPPF	

Performance Return (October 31, 2020)

PHP Asia Pacific Property Income Fund (net of management fee)	1 Month	YTD	1 Year	3 Years	5 Years	Since Inception
Absolute	-6.54%	-21.41%	-21.72%	n.a.	n.a.	-20.47%
Annualized	n.a.	n.a.	-21.72%	n.a.	n.a.	-14.87%

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.

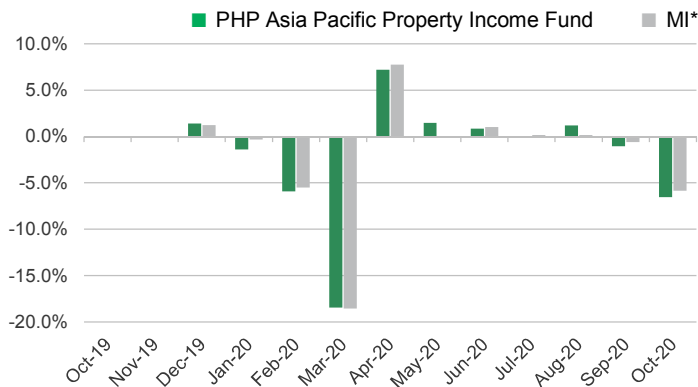
Monthly Net Asset Value per Unit



Top Five Holdings

CapitaLand Integrated Commercial Trust	8.20%
Ascendas Real Estate Investment Trust	7.37%
Mapletree Logistics Trust	6.78%
Link Real Estate Investment Trust	6.77%
Frasers Centrepoint Trust	4.76%

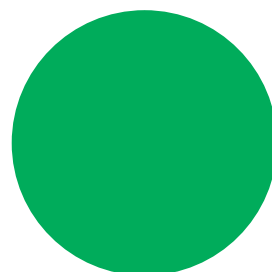
Monthly Performance



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

Portfolio Breakdown

Asset Allocation (at Market Value)



MANULIFE ASIA PAC REIT FD PR5
PHP UNHGNF 100.00%

PHP Asia Pacific Property Income Fund

Market Review

Asia REITs markets extended their correction into October, weighed down by surging Covid-19 infections in the US and Europe as well as dwindling hopes of a pre-election US fiscal support package. Sentiment remains fragile with the UK, Germany, and France re-entering nationwide lockdowns in November to slow the spread of Covid-19. Investors were on risk-off mode ahead of the US presidential election, amidst only mildly positive vaccine soundbites.

Australia REITs market outperformed the region in October. The country has managed to bring the second wave of Covid-19 infections in Victoria state under control after four months of lockdown. Selected REITs reported operational updates for the third quarter of calendar year 2020 with encouraging sequential improvements in retail rental collection rates, except for Victoria. REITs with residential component fared well on strong residential sales stimulated by the Federal Government Home Builders Grants.

Within the Hong Kong REITs market, it was a quiet month with no major corporate news flows. The local government further loosened restrictions on dine-in capacity and headcount limits which are expected to help food and beverage tenants. Chinese property management companies fell sharply on profit-taking ahead of new initial public offerings of peers from leading Chinese developers.

Singapore's real estate sector bore the brunt of selling in October with weakness seen across both SREITs as well as developers. The Monetary Authority of Singapore cautioned that the pace of economic recovery is expected to moderate and a full recovery will likely take longer compared to past recessions. In the third quarter of 2020 reporting season, industrial SREITs were a clear standout demonstrating both income defensiveness and inorganic potential. Acquisition momentum continued in October with Mapletree Logistics Trust buying S\$1.1 billion worth of logistics assets. Family controlled developer, City Development, was sold-off on news of a dispute between family members regarding a few corporate moves by the Group.

Outlook

Market volatility is expected to remain high ahead of the US presidential vote and possibility a contested outcome. Notwithstanding that, we believe investors should stay invested as the macro-economic theme of low interest rates for longer will continue to be supportive for risky assets like Asia REITs. The results from phase three Covid-19 vaccine trials should be out in November and a positive outcome could help allay concerns over the recent spike in global Covid-19 cases. The Fund continues to focus on bottom-up stock picking efforts, having core exposure to the defensive industrial sector as well as potential beneficiaries of anticipated easing in social distancing measures, and is looking to add to quality REITs in the event of any indiscriminate selling.

The investment fund option for The Manufacturers Life Insurance Company's variable life insurance product is managed by Manulife Asset 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.