

Manulife Investment Management and Trust Corporation
MANULIFE GLOBAL REIT FEEDER FUND (Bloomberg Ticker: MTPHGR4)
Key Information and Investment Disclosure Statement

As of December 31, 2025

Fund Facts

Classification:	Equity Fund	Net Asset Value per Unit (NAVPU):	PHP 46.2089
Launch Date:	July 21, 2021	Total Fund NAV:	PHP 129.87 million
Minimum Investment:	PHP 1,000.00	Dealing Period:	Daily, up to 2:00PM
Additional Investment:	PHP 1,000.00	Redemption Settlement:	T+6
Minimum Holding Period:	Not applicable	Early Redemption Charge:	Not applicable

Fees*

Trust Fee:	1.7500% p.a.	Custody Fee:	0.0120% p.a.	Administration Fee:	0.0160% p.a.	External Auditor Fee:	0.0000%
Manulife IM (Philippines):	HSBC	Manulife IM (Philippines):	HSBC	Manulife IM (Philippines):	HSBC	Manulife IM (Philippines):	SGV & Co.

* As a percentage of daily NAV.

Investment Objective and Strategy

The Fund is a unit-paying equity UITF structured as a feeder fund that aims to maximize total return by investing all or substantially all of its assets in a collective investment scheme (CIS), the Target Fund. The Target Fund aims to provide income and medium to long term capital growth by investing at least 70% of its net assets in closed-ended real estate investment trusts ("REITs") listed and traded globally. The Target Fund may also invest up to 30% of its net assets in real estate 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). The Target Fund is the Manulife Global Fund – Global REIT Fund.

Client Suitability

A client profiling process should be performed prior to participating in the Fund to guide prospective investor if the Fund is suited to his/her investment objectives and risk tolerance. Clients are advised to read the Declaration of Trust/Plan Rules of the Fund, which may be obtained from the Trustee, before deciding to invest.

The Manulife Global REIT Feeder Fund is suitable for investors who are at least classified as aggressive based on their risk profile. To minimize risk and maximize returns, investors are recommended to stay invested in the Fund for at least five (5) years.

Key Risks and Risk Management

You should not invest in this Fund if you do not understand or are not comfortable with the accompanying risks. For a more comprehensive list of risks, please refer to the Risk Disclosure Statement.

Price Risk: The possibility for an investor to experience losses due to changes in market prices of securities.

Liquidity Risk: The possibility for an investor to experience losses due to inability to sell or convert assets into cash immediately or in instances where conversion to cash is possible but at a loss.

Credit Risk: The possibility for an investor to experience losses due to a borrower's failure to pay principal and/or interest in a timely manner. Investors may be exposed to higher degree of credit risk due to possible indirect holdings in below investment grade securities.

Reinvestment Risk: The possibility of having lower returns or earnings when maturing funds or the interest earnings of funds are reinvested.

Interest Rate Risk: The possibility for an investor to experience losses due to changes in interest rates.

Foreign Exchange Risk: This is the possibility for an investor to experience losses due to fluctuations in foreign exchange rates.

- THE UIT FUND IS A TRUST PRODUCT AND NOT A DEPOSIT ACCOUNT, AND IS NOT INSURED NOR GOVERNED BY THE PDIC;
- THE UIT FUND IS NOT AN OBLIGATION OF, NOR GUARANTEED, NOR INSURED BY THE TRUST ENTITY OR ITS AFFILIATES OR SUBSIDIARIES;
- DUE TO THE NATURE OF THE INVESTMENTS OF A UITF, THE RETURNS/YIELDS CANNOT BE GUARANTEED. HISTORICAL PERFORMANCE, WHEN PRESENTED, IS PURELY FOR REFERENCE PURPOSES AND IS NOT A GUARANTEE OF SIMILAR FUTURE PERFORMANCE;
- ANY LOSSES AND INCOME ARISING FROM MARKET FLUCTUATIONS AND PRICE VOLATILITY OF THE SECURITIES HELD BY THE UITF, EVEN IF INVESTED IN GOVERNMENT SECURITIES, ARE FOR THE ACCOUNT OF THE CLIENT. AS SUCH, THE UNITS OF PARTICIPATION OF THE CLIENT IN THE UITF, WHEN REDEEMED, MAY BE WORTH MORE OR WORTH LESS THAN HIS/HER INITIAL INVESTMENT/CONTRIBUTION;
- THE TRUSTEE IS NOT LIABLE FOR LOSSES UNLESS UPON WILLFUL DEFAULT, BAD FAITH, OR GROSS NEGLIGENCE;
- THE INVESTOR MUST READ THE COMPLETE DETAILS OF THE FUND IN THE UITF'S PLAN, MAKE HIS/HER OWN RISK ASSESSMENT, AND WHEN NECESSARY, SEEK AN INDEPENDENT/ PROFESSIONAL OPINION BEFORE MAKING AN INVESTMENT.

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Fund Performance and Statistics (as of December 31, 2025)

(Purely for reference purposes and is not a guarantee of future results)

NAVPU Graph



NAVPU over the past 12 months

Highest	47.8716
Lowest	40.7179

Statistics

Volatility, Past 1 Year (%) ³	7.93
Sharpe Ratio ⁴	0.36
Information Ratio ⁵	-0.85

*The Fund uses the S&P Global REIT Index as a benchmark for performance comparison. This benchmark serves as a comprehensive benchmark of publicly traded equity REITs listed in both developed and emerging markets. This is consistent with the investment objective and strategy of the fund to invest primarily in closed-ended real estate investment trusts ("REITs") listed and traded globally. The benchmark uses gross returns. More detailed information can be found in the website of the benchmark provider at www.spglobal.com/spdji/en/indices/equity/sp-global-reit/.

* S&P Global REIT Index

¹Returns are net of fees.

²Since Inception

³Volatility measures the degree to which the Fund fluctuates vis-à-vis its average return over a period of time.

⁴SharpeRatio is used to characterize how well the return of a Fund compensates the investor for the level of risk taken. The higher the number, the better.

⁵Information Ratio measures reward-to-risk efficiency of the portfolio relative to the benchmark. The higher the number, the higher the reward per unit of risk.

Cumulative Performance (%)¹

	1M	3M	6M	1Y	3Y	S.I. ²
Fund (Cumulative)	-0.72	-0.28	6.50	8.24	19.24	6.82
Fund (Annualized)	n.a.	n.a.	n.a.	8.24	6.04	1.49
Benchmark* (Cumulative)	-0.79	0.54	8.55	10.74	33.22	22.90

Portfolio Composition

Allocation	% of Fund
Manulife Global Fund - Global REIT Fund	100.00
Sector Holdings [#]	% of Fund
Retail REITs	22.08
Industrial REITs	18.02
Diversified REITs	13.99
Healthcare REITs	12.60
Others	31.04
Cash & Cash Equivalents	2.27

Top Holdings[#]

	%
Prologis, Inc.	6.24
Simon Property Group, Inc.	4.86
Welltower Inc.	4.58
Digital Realty Trust, Inc.	3.18
Ventas, Inc.	3.08
Stockland	1.94
RioCan Real Estate Investment Trust	1.91
Equity Residential	1.84
Link Real Estate Investment Trust	1.81
SmartCentres Real Estate Investment Trust	1.79

*Manulife Global Fund – Global REIT Fund

Outlook and Strategy

Lower interest rates and attractive valuations relative to other asset classes should provide a supportive backdrop as we enter 2026. In addition, as yields continue to trend lower, investors seeking attractive income-oriented investments could see the Global REIT sector favorably, given its compelling current distributions and improved outlook for dividend growth in a lower-rate environment. While economic data remains mixed, we expect central banks to maintain a supportive stance, which should benefit real estate financing conditions.

Investment Policy / Prospective Investment

The Fund shall invest at least 90% of its assets in the Target Fund. The investment in the Target Fund shall not exceed 10% of the total net asset value of the Target Fund. The portion of the Fund that is not invested in the Target Fund, which shall not exceed 10% of the assets of the Fund, may be invested and/or reinvested in other investments allowed under the regulations issued by the BSP.

Related Party Transactions

The Fund currently has no investment with the Trustee's related parties. Subject to the approval of the Manulife Investment Management and Trust Corporation (Manulife IM (Philippines)) Board of Directors, all related party transactions will be conducted on an arm's length and best execution basis and within the approved limits.

Manulife IM (Philippines) and MIM (US) LLC are affiliates of Manulife Investment Management (MIM), the global asset management arm of Manulife. Manulife Investment Management has operations in 18 countries and territories.

Manulife IM (Philippines) is regulated by the Bangko Sentral ng Pilipinas. For any inquires and complaints to our services and products you may call our hotline: (632) 8884-7000, or send an email to phtrust@manulife.com. Manulife IM (Philippines) as Trustee / Investment Manager is regulated by the Bangko Sentral ng Pilipinas with telephone number (632) 8708-7087 and email address: consumeraffairs@bsp.gov.ph. To know your rights under BSP Circular No. 1160 (Regulations on Financial Consumer Protection), please access a copy at the BSP website (www.bsp.gov.ph).

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Unit Income Distribution

Latest Distribution Date:	December 10, 2025	Payment Date:	December 18, 2025
Total Income for Distribution:	USD 5,887.53	NAVPU on Latest Distribution Date:	PHP 46.1068
Equivalent Units for Distribution:	7,557.93	Unit Income (for every unit held):	0.0027
		Distribution Yield:	0.27 %

Distribution Date	Payment Date	Unit Income	Distribution Yield
November 11, 2025	November 19, 2025	0.0027	0.27 %
October 09, 2025	October 17, 2025	0.0029	0.29 %
September 09, 2025	September 17, 2025	0.0027	0.27 %
August 11, 2025	August 19, 2025	0.0027	0.27 %
July 09, 2025	July 17, 2025	0.0034	0.34 %
June 11, 2025	June 20, 2025	0.0028	0.28 %
May 13, 2025	May 21, 2025	0.0037	0.37 %
April 11, 2025	April 23, 2025	0.0053	0.53 %
March 11, 2025	March 19, 2025	0.0037	0.37 %
February 11, 2025	February 19, 2025	0.0035	0.35 %
January 10, 2025	January 20, 2025	0.0036	0.36 %

- ALL PARTICIPANTS OF RECORD IN THE FUND ONE (1) DAY BEFORE THE DISTRIBUTION DATE SHALL BE ENTITLED TO RECEIVE THEIR PRO-RATED SHARE OF INCOME THROUGH UNITS.
- DISTRIBUTION OF UNIT INCOME TO PARTICIPANTS SHALL BE MADE ON A MONTHLY BASIS. PAYMENT OF THE UNIT INCOME DISTRIBUTED SHALL FOLLOW THE REDEMPTION SETTLEMENT PERIOD OF THE FUND.
- THE INCOME FOR DISTRIBUTION SHALL BE DETERMINED BY THE TRUSTEE IN ACCORDANCE WITH THE UITF'S PLAN AND THE DISTRIBUTION OF UNIT INCOME IS NOT GUARANTEED AND WILL DEPEND ON THE FUND'S INCOME DURING THE RELEVANT PERIOD. THE UNITS TO BE DISTRIBUTED SHALL BE PAID OUT OF FROM THE COLLECTED INCOME OF THE FUND (I.E. CASH DIVIDENDS RECEIVED) LESS APPLICABLE TAXES, FEES AND EXPENSES.
- THE DISTRIBUTION OF UNIT INCOME MAY RESULT IN AN IMMEDIATE DECREASE IN THE NAVPU OF EACH SHARE CLASS OF THE FUND. AS THE NAVPU IS COMPUTED ON A DAILY BASIS, IT ALSO REFLECTS THE MARK-TO-MARKET VALUATIONS OF THE UNDERLYING INVESTMENTS OF THE FUND.
- UNITS RECEIVED BY THE PARTICIPANTS SHALL BE AUTOMATICALLY REDEEMED ON DISTRIBUTION DATE AND CREDITED TO THE PARTICIPANT'S DESIGNATED BANK ACCOUNT WITHIN EIGHT (8) BUSINESS DAYS AFTER THE DISTRIBUTION DATE, SUBJECT TO THE MINIMUM AMOUNT SET BY THE TRUSTEE AT WHICH PARTICIPANTS CAN RECEIVE THE INCOME IN CASH. PARTICIPANTS CAN ALSO CHOOSE TO HAVE THIS REINVESTED INSTEAD.
- UNIT INCOME SHALL AUTOMATICALLY BE REINVESTED AS ADDITIONAL CONTRIBUTION TO THE FUND IN CASES WHERE THE AMOUNT OF INCOME TO BE RECEIVED FALLS BELOW THE PHP100 FOR PHP-DENOMINATED SHARE CLASSES AND US\$20 FOR USD-DENOMINATED SHARE CLASSES.
- FOR PARTICIPANTS TRANSACTING THROUGH A THIRD-PARTY INSTITUTION (E.G. INSTITUTIONAL AGENT, DIGITAL PLATFORMS), THEIR UNIT INCOME WILL NOT BE SUBJECT TO THE MINIMUM AMOUNT SET BY THE TRUSTEE AND WILL BE SETTLED IN CASH. THE TRUSTEE WILL REMIT THE UNIT INCOME TO THE THIRD PARTY INSTITUTION FOR FURTHER CREDIT TO THESE PARTICIPANTS.

*To know more about the operational guidelines on the distribution of unit income, please visit our website at manulifeim.com.ph, click resources, tap forms and then choose operational guidelines on the distribution of unit income.