



MANULIFE INVESTMENT ASIA-PACIFIC REIT FUND

RESPONSIBILITY STATEMENT

This Product Highlights Sheet has been reviewed and approved by the directors and/or persons approved by the Board of Manulife Asset Management Services Berhad and they collectively and individually accept full responsibility for the accuracy of the information. Having made all reasonable inquiries, they confirm to the best of their knowledge and belief, there are no false or misleading statements, or omission of other facts which would make any statement in the Product Highlights Sheet false or misleading.

STATEMENT OF DISCLAIMER

The Securities Commission Malaysia has authorised the issuance of **Manulife Investment Asia-Pacific REIT Fund** ("the Fund") and a copy of this Product Highlights Sheet has been lodged with the Securities Commission Malaysia.

The authorisation of the Fund and lodgement of this Product Highlights Sheet, should not be taken to indicate that the Securities Commission Malaysia recommends the Fund or assumes responsibility for the correctness of any statement made or opinion or report expressed in this Product Highlights Sheet.

The Securities Commission Malaysia is not liable for any non-disclosure on the part of the Manulife Asset Management Services Berhad responsible for the Fund and takes no responsibility for the contents of this Product Highlights Sheet. The Securities Commission Malaysia makes no representation on the accuracy or completeness of this Product Highlights Sheet, and expressly disclaims any liability whatsoever arising from, or in reliance upon, the whole or any part of its contents.

This Product Highlights Sheet only highlights the key features and risks of this Fund. Investors are advised to request, read and understand the prospectus of the Fund before deciding to invest.

PRODUCT HIGHLIGHTS SHEET

MANULIFE INVESTMENT ASIA-PACIFIC REIT FUND

BRIEF INFORMATION ON THE PRODUCT

1. What is the Fund about?

The Fund is a fund-of-funds that seeks to provide long-term capital appreciation and sustainable income through a combined investment in other collective investment schemes, namely Real Estate Investment Trust (REIT) and infrastructure funds/trusts.

PRODUCT SUITABILITY

2. Who is the Fund suitable for?

The Fund is suitable for investors who:

- Are willing to accept low to medium level of risk
- Wish to have investment exposure through a diversified portfolio of REITs and infrastructure funds/trusts within the Asia-Pacific region
- Are seeking a sustainable distribution of income and long-term capital growth
- Have a medium- to long-term* investment horizon

*Medium- to long-term refers to investment horizon of three (3) to five (5) years

KEY PRODUCT FEATURES

3. What am I investing in?

Fund category	Fund-of-funds
Fund type	Income and growth
Investment strategy and policy	The Fund invests in REITs and infrastructure funds/trusts that are listed on Asia-Pacific stock exchanges. The Fund focuses on REITs and infrastructure funds/trusts that display a potential for capital appreciation. The Fund Manager focuses primarily on China, Hong Kong, Indonesia, South Korea, Malaysia, the Philippines, Singapore, Taiwan, Thailand and Australia.
Asset allocation (% of Fund's NAV)	REITs and infrastructure funds/trusts investment: Minimum - 50% must be invested in Asia-Pacific REITs and the balance in infrastructure funds/ trusts and maximum 98%. Liquid assets: Minimum 2%.
Benchmark	Manulife Investment Asia REIT Ex Japan Index (Please refer to Master Prospectus for details)
Launch date	7 June 2007
Financial year end	31 August

4. Who am I investing with?

Manager	Manulife Asset Management Services Berhad
Fund Manager	Manulife Asset Management (Singapore) Pte. Ltd.
Trustee	HSBC (Malaysia) Trustee Berhad

KEY RISKS

5. What are the key risks associated with this product?

Specific Stock Risk	The Fund's portfolio comprises a spread of different investments, such as different stocks including listed REITs. The performance of individual stock invested can affect the overall NAV of the Fund.
Credit and Default Risk	Credit and default risk arises when an issuer or counterparty of the fixed income securities/money market instruments/ placement of deposits is unable to make timely payments on interest, principals and proceeds from realisation of investments upon maturity. This may lead to a default in the payment of principal and interest and ultimately a reduction in the value of a unit trust fund.
Country Risk	The investment of the Fund may be affected by risks specific to the country in which it invests. Such risks include changes in the country's economic fundamentals, social and political stability, currency movements and foreign investment policies as well as other external factors.
Regulatory Risk	This is the risk that any changes in national or economic policies or regulations may have an adverse effect on the capital markets and could consequentially have an impact on the investments of the Fund.
Currency Risk	This risk is associated with investments of the Fund that are denominated in foreign currencies. Any fluctuation in the exchange rate between Ringgit Malaysia and the currencies in which the investments are denominated may affect the value of these investments. Any gains or losses arising from the fluctuation in the exchange rate may further increase or decrease the returns of the investment. Hedging may be applied to minimise the currency risk. However, Unit Holders are unable to enjoy upside from any currency appreciation.
Property Taxes Risk	Any increase in property taxes law or requirement could have an adverse impact to income gained from sales of any property.
Rental Risk	Any material changes in the regulatory limits on rent could have an adverse impact on the income rental which may reduce dividend payout.

Building Depreciation Risk	The book value of an asset acquired, as per the accounting practice, generally has a scheduled depreciation established over a period of time which may affect the book value of the asset.
Management Risk	REIT's performance depends, in part, upon the continued service and performance of REIT's manager. For example, the key personnel of REIT's manager may leave the employment and affect results in the duties which such personnel are responsible for. The loss of key personnel, or the inability of the relevant businesses REIT's manager to retain or replace qualified employees, could have an adverse effect on its operating results, affect its ability to generate cash and make distributions to the REIT's investors. The REIT's performance will have an impact on the investments of the Fund.
Liquidity Risk	Illiquid assets that may not be able to be sold for a price that equates to the valuation of the assets, and any sale of such assets under such circumstances may have an adverse effect on the NAV of the Fund.

FEES AND CHARGES

6. What are the fees and charges involved?

Charges when buying units of the Fund:

Sales Charge	Distributors	Maximum Sales Charge on the NAV per Unit of the Fund*
	Agents	Up to 5.00% of NAV per unit of the Fund
	Manager	
	IUTA	
<i>*The charges are negotiable.</i>		
Repurchase Charge	Nil	
Switching Fee	Subject to the conditions on switching as set out in the Master Prospectus.	
Transfer Fee	RM 3.00 per transfer	

Fees incurred when investing in the Fund:

Management fee	Up to 1.75% per annum of NAV of the Fund
Trustee fee	Up to 0.06% per annum of NAV of the Fund

All fees and charges payable to the Manager and the Trustee are subject to goods and services tax as may be imposed by the Government of Malaysia from time to time, at the prevailing rate.

YOU SHOULD NOT MAKE PAYMENT IN CASH TO A UNIT TRUST CONSULTANT OR ISSUE A CHEQUE IN THE NAME OF A UNIT TRUST CONSULTANT

VALUATION AND EXITING FROM INVESTMENT

7. How often are valuations available?

The valuation of the Fund is carried out daily at the end of the business day. The Fund's NAV per unit will be available on the Manager's website, www.manulifeinvestment.com.my.

8. How can I exit from this investment and what are the risks and costs involved?

Cooling-off period

The cooling-off period is only applicable to any person investing for the first time in any unit trust funds managed by the Manager. Unit Holders have the right, within six (6) business days from the day of the receipt by the Manager of their application form, to call for a withdrawal of their investments. A full refund of the total investments (which includes sales charge) will be refunded to the Unit Holder within 10 calendar days from the receipt of the application for cooling-off by the Manager.

Redeeming an investment

Unit Holders may redeem part or all of their investments at any time by completing a "Repurchase/Switching Form" which is available from 8.45 a.m. to 5.30 p.m. at the office of the Manager, its branches and service centres. The redemption proceeds will be paid within ten (10) calendar days from the date on which the request to repurchase is received by the Manager. There is no repurchase charge levied on the repurchase of units.

FUND PERFORMANCE

9. Average Total Return for Financial Year

Basis of calculation:

Average Total Return = $\frac{\text{Total returns of the years under review}}{\text{Number of years under review}}$

	1-Year (%)	3-Year (%)	5-Year (%)
Manulife Investment Asia-Pacific REIT Fund	18.97	16.06	13.51
Benchmark	13.31	8.58	5.71

10. Annual Total Return for the Financial Year

Bases of calculation and assumption made in calculating the annual total return:

$$\text{Annual Total Return} = \frac{(\text{NAV}_t - \text{NAV}_{t-1})}{\text{NAV}_{t-1}}$$

NAV_t denotes NAV at the end of the period.

NAV_{t-1} denotes NAV at the beginning of the period.

	2008* (%)	2009 (%)	2010 (%)	2011 (%)	2012 (%)	2013 (%)	2014 (%)	2015 (%)	2016 (%)
Manulife Investment Asia-Pacific REIT Fund	(18.52)	2.06	17.98	8.30	18.77	1.46	11.32	18.06	18.97
Benchmark	(4.48)	(30.52)	22.39	(6.53)	12.46	(16.74)	4.22	12.95	13.31

*Annual return for the financial period from 7 June 2007 (date of commencement) to 31 August 2008

For the financial year ended 31 August 2016, the Fund posted a return of 18.97%, outperforming its benchmark return, which increased by 13.31%. The Fund's outperformance was mainly due to our overweight positions in Australian REITs such as Scentre Group and Stockland.

PAST PERFORMANCE OF THE FUND IS NOT AN INDICATION OF ITS FUTURE PERFORMANCE.

11. Portfolio Turnover Ratio ("PTR") and income distribution per unit

Financial Year Ended (FYE)	2014	2015	2016
Portfolio Turnover Ratio	0.90	0.66	0.80
The PTR is 0.80 times for FYE2016. It was lower compared to the FYE 2015 mainly due to increase in average NAV.			
Gross distribution per unit (sen)	-	-	2.50
Net distribution per unit (sen)	-	-	2.50
Distribution was in the form of cash or reinvested into additional units in the Fund at the NAV per unit on the distribution date.			

CONTACT INFORMATION

12. Who should I contact for further information or to lodge a complaint?

- For internal dispute resolution, you may contact:
Manulife Asset Management Services Berhad
13th Floor, Menara Manulife
No.6, Jalan Gelenggang, Damansara Heights
50490 Kuala Lumpur
Tel: (03) 2719-9228
Fax : (03) 2094-7654
E-mail: MY_CustomerService@manulife.com
Website: www.manulifeinvestment.com.my
- If you are dissatisfied with the outcome of the internal dispute resolution process, please refer your dispute to the Securities Industries Dispute Resolution Corporation (SIDREC):
 - via phone to : 03-2282 2280
 - via fax to : 03-2282-3855
 - via email to : info@sidrec.com.my
 - via letter to : Securities Industry Dispute Resolution Center (SIDREC)
Unit A-9-1, Level 9, Tower A
Menara UOA Bangsar
No. 5, Jalan Bangsar Utama 1
59000 Kuala Lumpur
- You can also direct your complaint to the SC even if you have initiated a dispute resolution process with SIDREC. To make a complaint, please contact the SC's Investor Affairs & Complaints Department:
 - via phone to the Aduan Hotline at : 03 – 6204 8999
 - via fax to : 03 – 6204 8991
 - via e-mail to : aduan@seccom.com.my
 - via online complaint form available at : www.sc.com.my
 - via letter to : Investor Affairs & Complaints Department
Securities Commission Malaysia
No 3 Persiaran Bukit Kiara
Bukit Kiara
50490 Kuala Lumpur
- Federation of Investment Managers Malaysia (FiMM)'s Complaints Bureau:
 - via phone to : 03 – 2092 3800
 - via fax to : 03 – 2093 2700
 - via email to : complaints@fimm.com.my
 - via online complaint form available at : www.fimm.com.my
 - via letter to : Legal, Secretarial & Regulatory Affairs
Federation of Investment Managers Malaysia
19-06-1, 6th Floor Wisma Tune
No. 19, Lorong Dungun
Damansara Heights, 50490 Kuala Lumpur