



# Global REIT and Property Income Fund (Peso)

Fund Fact Sheet as of February 2024



## INVESTMENT OBJECTIVE

The Global REIT and Property Income Fund is a unit-linked fund that aims to provide regular cash payout to its investors by investing in a target fund with a portfolio of real estate companies and REITs.



## FUND INFORMATION

Launch Date	November 20, 2023	Initial NAV per Unit	₱10.0000
Total Net Asset Value	₱415,168,079.18	Latest NAV per Unit	₱10.2075
Fund Classification & Currency	Equity Fund - PHP	Highest NAV per Unit	12/15/2023 ₱10.7011
Fund Manager	AXA Philippines	Lowest NAV per Unit	2/14/2024 ₱9.8942
Fund Admin & Custodian	HSBC	1 Year Volatility <sup>2</sup>	-
Asset Management Charge <sup>1</sup>	1.95%		



## RISK PROFILE

High Risk

Lower risk **1** **2** **3** **4** **5** Higher risk

Fund risk ratings are calculated based on the historical volatility of the fund in order to match the client's risk profile. A risk profile of 5 matches with the aggressive investor, indicating a fund with a high volatility profile (i.e. growth equities).



## INCOME PAYOUT

Target Payout<sup>3</sup> **5.00% annualized**  
Payout Frequency **Monthly**



## MARKET COMMENTARY

REITs rebounded after being down for January as the FTSE Nareit All Equity REITs Index rose 1.9% for the month of February. REITs though continued to underperform the broader US market as it was below both the S&P 500 and the Dow Jones which both performed at over 5% for the month. While investors continue to expect monetary policy to become more accommodative this year, expectations for when the Federal Reserve will begin to ease interest rates have been pushed later in the year than previously expected. In terms of sectors, Specialty led the way with a 10.5% return, followed by data centers at 6.5%, and lodging/resorts at 6.5%. On a year-to-date basis, the data centers sector leads with a total return of 10.3%.

The Peso appreciated against the Dollar in February to 56.20 from previous 56.28, contributing to a lower overall return of the fund.

## FOOTNOTES

<sup>1</sup> Quoted Asset Management Charge is inclusive of Fund Manager, Custodian and Fund Administration fees and VAT. Please note that the target fund of the Fund charges a separate management fee which is included in the computation of the Fund's NAVPU.

<sup>2</sup> Volatility measures the degree to which the Fund fluctuates vis-à-vis its average return in a specific period. The lower the number, the more stable the Fund's return is.

<sup>3</sup> The Fund targets a 5.00% annualized payout rate (0.42% monthly), which is not guaranteed and may change at the discretion of AXA Philippines.

<sup>4</sup> Price return refers to the fund performance based on the NAVPU movement of the fund with the payout deducted from NAVPU

<sup>5</sup> Total return refers to the fund performance based on the NAVPU movement of the fund with the dividend payouts taken into account as reinvested back to the fund value.

<sup>6</sup> Cumulative returns is the total earnings performance of the fund in a specific period.

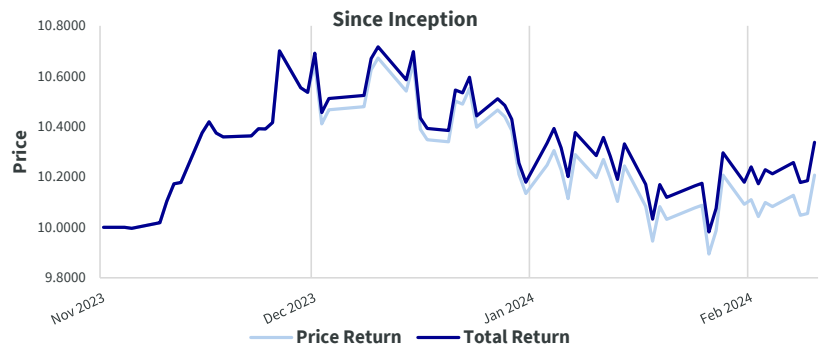
<sup>7</sup> Annualized returns is the Compound Annual Growth Rate, or the simulated growth rate on a yearly basis if Principal plus Interest are re-invested annually.

<sup>8</sup> Dividend history reflects the payout rate and not the dividend yield.



## FUND PERFORMANCE AND STATISTICS

### NAVPU GRAPH



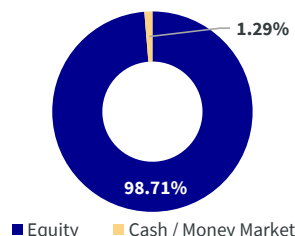
(Purely for reference purposes and is not a guarantee of future results)

PRICE RETURNS <sup>4</sup>	1 MONTH	1 YEAR	3 YEARS	5 YEARS	SINCE INCEPTION
Cumulative <sup>6</sup>	0.13%	-	-	-	2.08%
Annualized <sup>7</sup>	-	-	-	-	-

TOTAL RETURNS <sup>5</sup>	1 MONTH	1 YEAR	3 YEARS	5 YEARS	SINCE INCEPTION
Cumulative	0.54%	-	-	-	3.38%
Annualized	-	-	-	-	-

DIVIDEND HISTORY	12/20/2023	1/22/2024	2/20/2024		
	0.42%	0.42%	0.42%		

### ASSET ALLOCATION



### SECTOR ALLOCATION (%)

Specialized REITs	44.87%
Industrial REITs	12.23%
Retail REITs	12.20%
Residential REITs	12.00%
Health Care REITs	8.06%
Real Estate Mgmt. & Devt.	6.31%
Office REITs	2.87%
Hotel & Resort REITs	1.45%

### TOP HOLDINGS OF THE TARGET FUND

1. PROLOGIS INC	12.21%	6. CROWN CASTLE INC	4.80%
2. AMERICAN TOWER CORP	9.49%	7. PUBLIC STORAGE	4.50%
3. EQUINIX INC	8.26%	8. REALTY INCOME CORP	4.35%
4. WELLTOWER INC	5.05%	9. DIGITAL REALTY TRUST INC	4.34%
5. SIMON PROPERTY GROUP INC	4.81%	10. COSTAR GROUP INC	3.49%

The investment fund is not a deposit product and is not insured by the Philippine Deposit Insurance Corp (PDIC). Returns presented are not guaranteed and graphs of historical NAVPUs are for illustration only. The Fund figures reflected in this document are not indicative of future performance. Potential investors should be aware that the price of units per share and the potential income from them may go up or down depending on market fluctuations, and thus are not guaranteed. The figures are exclusive of charges which will vary depending on the AXA product where this fund will be used. The weekly unit prices of the AXA funds are published every Tuesday in the business section of the Philippine Star. You can also get more information at <http://www.axa.com.ph>.

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