



# Global REIT and Property Income Fund (Peso)

Fund Fact Sheet as of July 2025



## 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	₱2,542,079,075.57	Latest NAV per Unit	₱10.5070
Fund Classification & Currency	Equity Fund - PHP	Highest NAV per Unit	11/28/24 ₱11.8122
Fund Manager	AXA Philippines	Lowest NAV per Unit	04/10/25 ₱9.3555
Fund Admin & Custodian	HSBC	1 Year Volatility <sup>2</sup>	18.05%
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

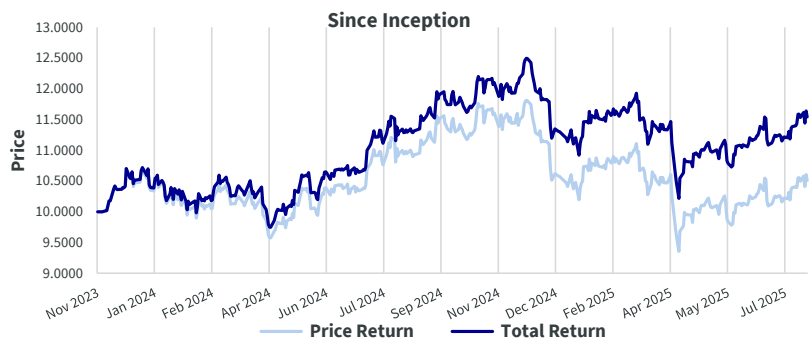
In July, REITs experienced volatility, partly driven by trade concerns and a four-month high in inflation, which created uncertainty about the timing of Federal Reserve rate cuts. The sector underperformed the broader stock market as mega-cap technology stocks maintained their momentum. Despite ongoing trade disputes, the U.S. and EU reached an agreement in July, indicating potential progress toward resolution. Year-to-date, the FTSE Nareit All Equity REITs index remains positive with a total return of 0.7%, demonstrating resilience amid macroeconomic uncertainties.

Since the target fund is USD-denominated, the return of this peso share class fund was significantly higher than that of its dollar share class as the Philippine peso weakened against the US dollar.



## FUND PERFORMANCE AND STATISTICS

### NAVPU GRAPH



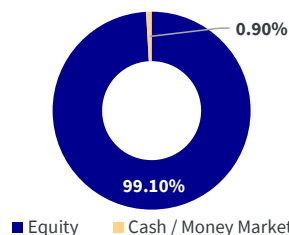
(Purely for reference purposes and is not a guarantee of future results)

PRICE RETURNS <sup>4</sup>	1 MONTH	1 YEAR	3 YEARS	5 YEARS	SINCE INCEPTION
Cumulative <sup>6</sup>	3.76%	-5.53%	-	-	5.07%
Annualized <sup>7</sup>	-	-5.53%	-	-	2.99%

TOTAL RETURNS <sup>5</sup>	1 MONTH	1 YEAR	3 YEARS	5 YEARS	SINCE INCEPTION
Cumulative	3.82%	0.64%	-	-	15.43%
Annualized	-	0.64%	-	-	9.10%

DIVIDEND HISTORY	03/20/25	04/21/25	05/20/25	06/20/25	07/21/25
	0.42%	0.42%	0.42%	0.42%	0.42%

### ASSET ALLOCATION



### SECTOR ALLOCATION

Specialized REITs	42.28%
Health Care REITs	14.60%
Retail REITs	12.50%
Residential REITs	11.44%
Industrial REITs	9.25%
Real Estate Management & Devel	8.02%
Hotel & Resort REITs	1.02%
Office REITs	0.89%

### TOP HOLDINGS OF THE TARGET FUND

1. WELLTOWER INC	9.56%	6. REALTY INCOME CORP	4.70%
2. PROLOGIS INC	9.24%	7. SIMON PROPERTY GROUP INC	4.69%
3. AMERICAN TOWER CORP	9.09%	8. CROWN CASTLE INC	4.27%
4. EQUINIX INC	7.16%	9. CBRE GROUP INC A	4.26%
5. DIGITAL REALTY TRUST INC	5.21%	10. PUBLIC STORAGE	4.00%

## 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 Compounded 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.

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>.

For more information, refer to your AXA financial partner or call us at (+632) 8 581-5292 (AXA)  
29th Floor GT Tower International | 6813 Ayala Ave. cor. H.V. Dela Costa St., Makati City, Philippines 1227

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