Mahindra Manulife Asia Pacific REITs FOF

(An open ended fund of fund scheme investing in Manulife Global Fund – Asia Pacific REIT Fund)

Fund Facts | Oct 2026

Investment Objective - The investment objective of the Scheme is to provide long term capital appreciation by investing predominantly in units of Manulife Global Fund – Asia Pacific REIT Fund, an overseas fund primarily investing in real estate investment trusts (REITs) in the Asia Pacific ex-Japan region. However, there can be no assurance that the investment objective of the Scheme will be achieved.

Product Labelling - This product is suitable for investors who are seeking*: • Capital appreciation over long term. • Investments in units of Manulife Global Fund – Asia Pacific REIT Fund.

*Investors should consult their financial advisors if in doubt about whether the product is suitable for them.

Fund Details

Date of Inception / Allotment: October 20, 2021

Benchmark Name: FTSE EPRA Nareit Asia ex Japan REITs Index

NAV as on October 30, 2026:

NAV/Unit	Regular Plan (In Rs.)	Direct Plan (In Rs.)
IDCW	10.2014	10.6992
Growth	10.2014	10.6992

IDCW History : Click Here

AUM as on October 30, 2026:

Monthly AUM : Rs 39.12 crores

Monthly AAUM : Rs 38.88 crores

Fund Manager Details

Name of Fund Manager:
Mr. Krishna Sanghavi
Total Experience: 29 years
Managing Since: 01-Jan-25

Mr. Amit Garg
Total Experience: 21 years
Managing Since: 20-Oct-21

Minimum Investment

Lumpsum Amount: Rs. 5,000 and in multiples of Re. 1/- thereafter
Minimum SIP Amount: Rs. 1000 (Weekly & Monthly) and Rs. 1500 (Quarterly SIP) and in multiples of Rs. 1 thereafter

Load Structure

Exit Load:

- 10% of the units allotted shall be redeemed without any exit load, on or before completion of 12 months from the date of allotment of Units.
- Any redemption in excess of the above limit shall be subject to the following exit load:
- ● An exit load of 1% is payable if Units are re-deemed / switched-out on or before completion of 12 months from the date of allotment of Units;
- ● Nil - If Units are redeemed / switched-out after completion of 12 months from the date of allotment of Units.
- Redemption /Switch-Out of Units would be done on First in First Out Basis (FIFO).

Expense Ratio

Base Expense Ratio[1] as on October 30, 2026:

Regular Plan : 1.17%

Direct Plan : 0.44%

Quantitative Measures / Risk Measures

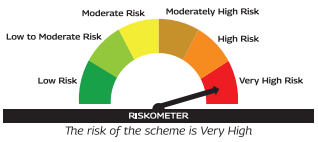
Standard Deviation	: NA
Beta	: NA
Sharpe Ratio#	: NA
Tracking Error (%)	: NA
Tracking Difference (%)	: NA
Information Ratio	: NA

Fund Performance

Compounded Annualised Returns	Scheme Returns % (Regular)	Scheme Returns % (Direct)	Benchmark Returns %
Returns for the last 1 year	0.87	1.75	1.34
Returns for the last 3 years	11.15	12.15	12.99
Returns for the last 5 years	0.41	1.36	3.84
Returns since Inception	0.40	1.35	4.04

Inception/Allotment date: 20-Oct-21. **Past performance may or may not be sustained in future and should not be used as a basis of comparison with other investments.** Since inception returns of the scheme is calculated on face value of Rs. 10 invested at inception. The performance details provided above are of Growth Option under Regular and Direct Plan. Different Plans i.e Regular Plan and Direct Plan under the scheme has different expense structure. Mr. Krishna Sanghavi is managing the scheme since January 01, 2025.

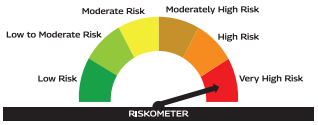
Scheme Riskometer



The risk of the scheme is Very High

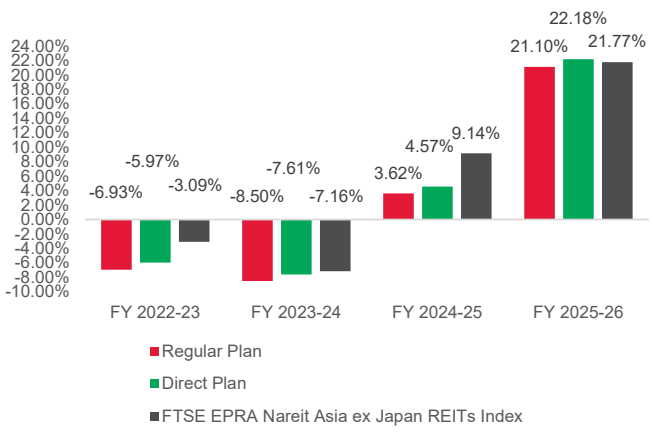
Scheme Benchmark Riskometer

FTSE EPRA Nareit Asia ex Japan REITs Index



The risk of the benchmark is Very High

Absolute Returns for each Financial Year for last 5 years(%)$



$Note: Returns are computed from the date of allotment (October 20, 2021) /1st April, as the case may be, to 31st March of the respective financial year.

Portfolio Data - Top Ten Holdings as on October 30, 2026

Company / Issuer	Net Assets
1. Manulife Global Fund SICAV - Asia Pacific REIT Fund	99.46%

Major Risk Factors

- Risk Factors of a Fund of Funds Scheme
- Risk factors of Underlying Fund
- Risks associated with investing in overseas securities
- Risks associated with investments in Fixed Income Securities
- Risks associated with segregated portfolio
- Risks associated with 'Right to limit redemptions'
- Risks associated with investing in Tri-party Repo (TREPS) through CCIL
- Risks Factors associated with transaction in Units through stock exchange(s)
- Risks Associated with Investment in Gold & Silver ETFs.

Quantitative Measures / Risk Measures

Portfolio Turnover Ratio (Annualized)

a) Equity Turnover : NA

b) Gross Exposure Turnover : NA

Additional Information pertaining to Portfolio of the scheme

Click here for Detailed Investment in Securities

Click here for Allocation of Net Asset by Sectors

Click here for Allocation of Net Asset by Asset Class

Click here for Allocation of Net Assets by Region / Country

Past Performance is not an indicator or guarantee of future results

Major Changes w.r.t previous month -

Top 10 changes in Portfolio Holding

Name of securities added/increased	Name of securities deleted/ reduced	Total Weightage in %age
Manulife Global Fund SICAV-Asia Pacific REIT		0.53%

Changes in Expense Ratio (Base Expense Ratio[1])

Change In	Previous Month	Current Month
Direct	0.44%	0.44%
Regular	1.17%	1.17%

[1]Base Expense Ratio excludes Brokerage Fees, Transaction Cost and other applicable statutory levies. For details of the Total Expense Ratio (TER), please refer the TER disclosure available on the website by visiting the link - https://www.mahindramanulife.com/downloads#mandatory-disclosures

Changes in Risk-o-meter

Change In	Previous Month	Current Month
Scheme	NA	NA
Benchmark	NA	NA

	Quantitative Measures /Risk Measures	Brief description/ Inference of the Quantitative measure
1	Standard Deviation	Standard deviation is a statistical tool that measures the deviation or dispersion of the data from the mean or average. When seen in mutual funds, it tells you how much the return from your mutual fund portfolio is straying from the expected return, based on the fund's historical performance.
2	Beta	Beta is a measure of an investment's volatility in comparison to the market. Beta of less than 1 means that the security will be less volatile than the market. A beta of greater than 1 implies that the security's price will be more volatile than the market.
3	Sharpe Ratio	The Sharpe Ratio, is measure of risk-adjusted returns. It is calculated using standard deviation and excess return to determine reward per unit of risk.
4	Information Ratio	Measures the consistency of excess returns generated over the benchmark relative to tracking error. A higher ratio indicates better risk-adjusted benchmark outperformance.
5	Portfolio Turnover Ratio	Measures the extent of purchase and sale of securities in the portfolio during a specified period. A higher portfolio turnover ratio indicates more frequent trading and portfolio rebalancing.

	Important Weblinks	
1	Video Explainer	**Click here** for a video providing simplified explanation of the Fund Factsheet along with explanation to various terminologies used.
2	Calculation/Methodology	**Click here** for various mathematical parameters and their respective calculation methodology/formulae.
3	Detailed Risk Factors	**Click here** for various risk factors associated with the Scheme.
4	Scheme Information Document (SID)	**Click here** / Scan QR code for SID on the website
5	Investor Services	https://www.mahindramanulife.com/contact-us
6	Grievance submission and redressal	https://www.mahindramanulife.com/contact-us

Additional Disclosure

SIP Performance as on October 30, 2026		Regular Plan		Direct Plan		FTSE EPRA Nareit Asia ex Japan REITs Index^		Nifty 50 TRI^^	
SIP Investment Period	Total Amount Invested (₹)	Market Value (₹)	CAGR Returns (%)	Market Value (₹)	CAGR Returns (%)	Market Value (₹)	CAGR Returns (%)	Market Value (₹)	CAGR Returns (%)
1 Year	1,20,000	1,16,821	-4.91	1,17,368	-4.07	1,17,018	-4.61	1,13,990	-9.22
3 Years	3,60,000	4,05,584	7.92	4,11,482	8.90	4,14,335	9.37	3,56,948	-0.55
5 Years	6,00,000	6,81,372	5.04	6,97,679	5.98	7,14,812	6.95	6,83,264	5.15
Since Inception	6,00,000	6,81,372	5.04	6,97,679	5.98	7,14,812	6.95	6,83,392	5.15

^Benchmark ^^Additional Benchmark. CAGR – Compounded Annual Growth Rate. Inception/Allotment date: 20-Oct-21. Past performance may or may not be sustained in future and should not be used as a basis of comparison with other investments. Returns greater than 1 year period are compounded annualized. For SIP returns, monthly investment of equal amounts invested on the 1st business day of every month has been considered. CAGR Returns (%) are computed after accounting for the cash flow by using the XIRR method (investment internal rate of return).

Past Performance is not an indicator or guarantee of future results