

Fidelity Funds – Asia Pacific Property Fund

富達基金 – 亞太房地產基金

30 November 2017 年11月30日

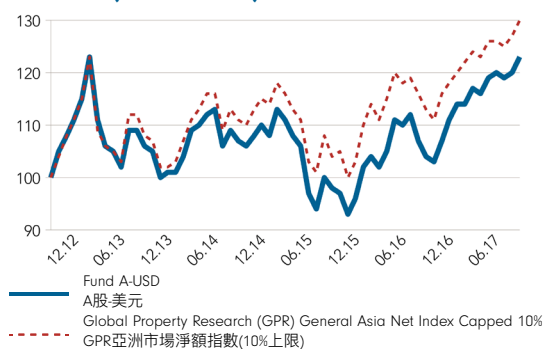
- This fund invests primarily in equity securities in the real estate industry and other real estate related investments in the Asia Pacific region, including Australia, Japan and New Zealand.
- The fund is subject to investment, equities, holdings concentration and foreign currency risk. The fund's investments in real estate securities are subject to substantially the same risks as direct investments in real estate. The fund may invest in equity linked notes which may subject to the default risk of the structure of the note.
- This fund can invest in derivative instruments which may involve additional risks (For example, leverage may cause greater volatility).
- Investors may suffer substantial loss of their investments in the fund. Investor should not invest in the fund solely based on the information provided in this document and should read the prospectus (including potential risks involved) for details.

- 本基金主要投資於亞太區(包括澳洲、日本及新西蘭)房地產公司的股票證券。
- 基金可能涉及投資、股票、集中持倉及外幣風險。基金的房地產證券投資須承受與直接投資於房地產大致相同的風險。基金可投資於股票掛鈎票據,須承受建構票據的一方的違約風險。
- 本基金可投資於可能包含額外風險的衍生工具(例如槓桿效應可能導致波動擴大)。
- 您在本基金的投資有可能大幅虧損。投資者應該參閱此等基金之認購章程內的資料(包括潛在風險),而不應只根據這文件內的資料而作出投資。

Fund Details 基金資料

Fund Manager 基金經理	Akihiko Murai
Reference Currency 報價貨幣	USD 美元
Fund Size 基金資產值	US\$11m (百萬美元)
Max. Sales Charge 最高認購費	5.25%
Annual Management Fee 每年管理費	1.50%
Min. Subscription 最低認購金額	USD2,500 or HKD eqv 2,500美元或港元等值
Total No. of Positions 總持股數	57
Fidelity Fund Code 富達基金代號	1108

Fund Performance (rebased to 100) 基金表現 (指數化為100)



Top 10 Positions 十大持股 (%)

Company 公司	Sector 行業	Fund 基金	Index 指數
HYSAN DEVELOPMENT LTD	Offices 辦公室	6.1	0.9
WESTFIELD AMERICA TRUST	Retail 零售	5.9	2.1
AEON MALL CO LTD	Retail 零售	5.5	0.7
INVESTORS CLOUD CO LTD		4.8	0.0
LINK REAL ESTATE INVEST TR	Residential 住宅	4.8	3.2
NOMURA REAL ESTA MSTR FD INC	Diversified 多元化	4.2	0.9
WHARF REAL ESTATE INVESTMENT CO LTD	Diversified 多元化	4.1	0.0
SM PRIME HOLDINGS INC	Retail 零售	4.0	3.4
TOKYO TATEMONO CO LTD	Diversified 多元化	3.4	0.5
HONGKONG LAND LTD	Offices 辦公室	3.2	2.8

Investment Objective 投資目標

The fund aims to achieve a combination of income and long-term capital growth primarily from investments in securities of companies principally engaged in the real estate industry and other real estate related investments in the Asia Pacific region, including Australia, Japan and New Zealand.

本基金透過主要投資於在亞太區(包括澳洲、日本及新西蘭)首要從事房地產業務的公司證券,以及其他與房地產相關的投資項目,以達致賺取收益及長線資本增長的目標。

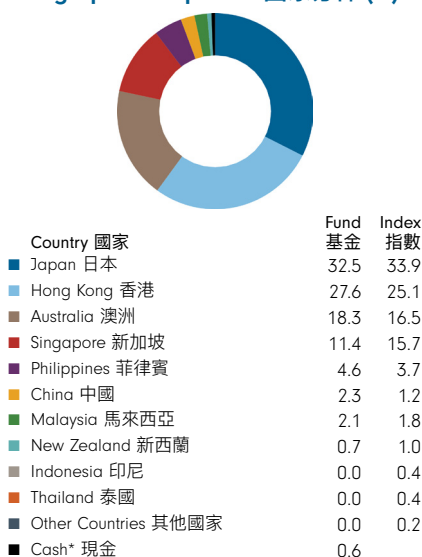
Cumulative Performance 累積表現 (%)

	YTD 年初至今	3 mth 3個月	6 mth 6個月	1 yr 1年	3 yr 3年	5 yr 5年	Since Launch 自推出以來
A-USD A股-美元	20.2	3.0	5.4	18.4	15.6	23.3	13.5
Index 指數	16.4	2.7	4.6	15.1	16.4	29.6	38.6

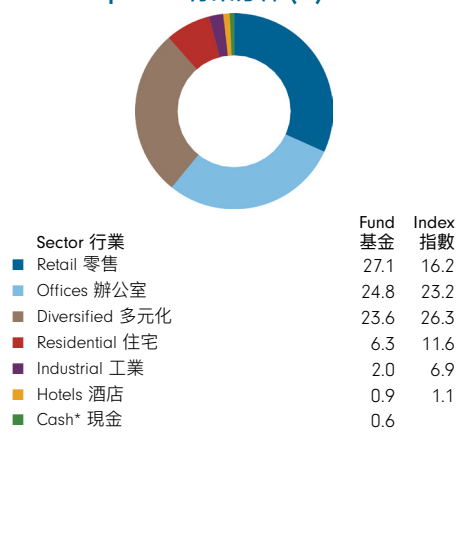
Source: Fidelity, NAV-NAV basis, in respective currencies with dividends re-invested. Index performance (if any) is calculated in the currency of the first share class listed in the table.

資料來源: 富達, 以資產淨值及各自貨幣計算, 並假設股息盈利再作投資。指數表現(如有)以表內列示第一項股份類別之貨幣計算。

Geographical Exposure 國家分佈 (%)



Sector Exposure 行業分佈 (%)



Certain unclassified items (such as non-equity investments and index futures/options) are excluded. *Cash refers to any residual cash exposure that is not invested in shares or via derivatives. 部分未能分類的項目(如非股票投資及指數期貨/期權)未有包括在內。*現金指任何未被投資於股票或未透過衍生工具投資的剩餘現金部分。

◇ The fund is authorized by the Securities and Futures commission (SFC) in Hong Kong under the SFC Code on Unit Trusts and Mutual Funds and not under the SFC Code on Real Estate Investment Trusts. Such authorization does not imply official approval or recommendation by the SFC. The underlying REITs may not necessarily be authorized by the SFC; and the dividend policy/payout policy of the fund is not representative of the dividend policy/payout policy of the underlying REITs. 本基金是根據單位信託及互惠基金守則,而非房地產投資信託基金守則,獲得香港證券及期貨事務監察委員會(證監會)認可。上述認可並不表示本基金獲得證監會官方的認同或推介。本基金持有的房地產投資信託基金未必獲得證監會認可,本基金的股息政策/派息政策並不代表其持有的房地產投資信託基金的股息政策/派息政策。

Measures † 衡量指標

	Fund 基金	Index 指數
Annualised Volatility (3 years) 年度化波幅(3年)%	11.32	10.85
Beta (3 years) 貝他係數(3年)	1.02	-
Sharpe Ratio (3 years) 夏普比率(3年)	0.41	0.45
Price / earnings ratio (x) 市盈率 (倍)	11.5	11.1
Price / book ratio (x) 市賬率 (倍)	0.9	1.0
Active Money 主動投資比率(%)	62.0	-

Index 指數

Market Index: Global Property Research (GPR) General Asia Net Index Capped 10%

GPR亞洲市場淨額指數(10%上限)

Prior to 31 Aug 08, GPR General Asia Daily Net Index.

2008年8月31日以前之指數為GPR亞洲市場每日淨額指數。

Index is for comparative purpose only.

指數只用作為比較用途。

Share Class Details & Codes 股份類別資料及代碼

Share Class 股份類別	Launch Date 推出日期	NAV 單位資產淨值	Bloomberg Ticker 彭博代碼	ISIN 基金代碼
A-USD A股-美元	05.02.07	10.01	FAPPAUI LX	LU0270844359

A: distributing share class.
A股: 派息股份類別。

Calendar Year Performance 曆年表現 (%)

	2012	2013	2014	2015	2016
A-USD A股-美元	41.0	0.5	0.6	-8.0	5.3
Index 指數	45.4	2.8	2.7	-4.4	5.7

Source: Fidelity, NAV-NAV basis, in respective currencies with dividends re-invested. Index performance (if any) is calculated in the currency of the first share class listed in the table.

資料來源: 富達, 以資產淨值及各自貨幣計算, 並假設股息盈利再作投資。指數表現 (如有) 以表內列示第一項股份類別之貨幣計算。

Dividend 派息

Share Class 股份類別	Dividend per Unit 每單位派息	Annualised distributions# 年度化分派率 (%)	Ex-Dividend Date 除息日
A-USD A股-美元	0.0276	1.14	01.11.17

(#) Annualised distributions = [(1+dividend per share/ex-dividend NAV)^distribution frequency]-1. Annualised distributions are for indicative purpose only, which may be higher or lower than the actual annual dividend distributions. Dividend rate of the fund does not represent the return of the fund, and past dividend rate does not represent future dividend rate.

Distribution amount is not guaranteed. Please see www.fidelity.com.hk for full details of dividend information of all applicable share classes. 年度化分派率 = [(1+每股股息 / 除息日資產淨值)^每年派息次數]-1。年度化分派率僅供說明用途, 其可能高於或低過實際全年股息分派率。基金的股息率並不代表基金的回報, 過去的股息率亦不代表將來的股息率。派息金額並不獲保證。請瀏覽 www.fidelity.com.hk 參閱所有相關股份類別的派息資料。

A position combines all equity investments (including derivatives) linked to an issuing company. Derivatives are included on an exposure basis so they reflect the equivalent underlying shares needed to generate the same return. Geographic and sector breakdown tables are calculated using the positions methodology. Active Money: This is the sum of the fund's overweight positions (including effective cash) when compared to the market index. 倉位指包括與發行公司相關的一切股權投資 (包括衍生工具)。衍生工具已按風險基準包括在內, 故其反映可產生相同回報所需的等額相關股份。國家分佈及行業分佈為根據此倉位方法計算。主動投資比率: 用以量度基金組合相對指數持重之持倉 (包括現金) 總和。

(†) Morningstar, Inc. All Rights Reserved. Morningstar Rating™ as of 30/11/2017 (if applicable). Morningstar 版權所有, 晨星號評級數據截至30/11/2017 (如適用)。 (‡) Volatility measures are not calculated for funds which are less than 3 years old. 成立不足三年的基金之波幅不會被計算。 # Awards reflect fund performance of the previous calendar year. 獎項反映基金截至上年度表現。

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