



# **Fidelity High Income Commercial Real Estate Multi-Asset Base Fund**

**Annual Management  
Report of Fund  
Performance**  
June 30, 2024

## Caution Regarding Forward-looking Statements

Certain portions of this report, including, but not limited to, “Results of Operations” and “Recent Developments”, may contain forward-looking statements about the Fund, including its strategy, risks, expected performance and condition. Forward-looking statements include statements that are predictive in nature, that depend upon or refer to future events or conditions, or that include words such as “expects”, “anticipates”, “intends”, “plans”, “believes”, “estimates” and similar forward-looking expressions or negative versions thereof.

In addition, any statement that may be made concerning future performance, strategies or prospects, and possible future Fund action, is also a forward-looking statement. Forward-looking statements are based on current expectations and projections about future events and are inherently subject to, among other things, risks, uncertainties and assumptions about the Fund and economic factors. Accordingly, assumptions concerning future economic and other factors may prove to be incorrect at a future date.

Forward-looking statements are not guarantees of future performance, and actual events and results could differ materially from those expressed or implied in any forward-looking statements made by the Fund. Any number of important factors could contribute to these digressions, including, but not limited to, general economic, political and market factors in North America and internationally, interest and foreign exchange rates, global equity and capital markets, business competition, technological change, changes in government regulations, unexpected judicial or regulatory proceedings, and catastrophic events.

It should be stressed that the above-mentioned list of important factors is not exhaustive. You are encouraged to consider these and other factors carefully before making any investment decisions and you are urged to avoid placing undue reliance on forward-looking statements. Further, you should be aware of the fact that the Fund has no specific intention of updating any forward-looking statements whether as a result of new information, future events or otherwise, prior to the release of the next Management Report of Fund Performance.

# Annual Management Report of Fund Performance as at June 30, 2024

## Fidelity High Income Commercial Real Estate Multi-Asset Base Fund

*This annual management report of fund performance contains financial highlights but does not contain the complete annual financial statements for the investment fund. You can get a copy of the annual financial statements at your request, and at no cost, by calling 1-800-263-4077, by writing to us at Fidelity Investments, 483 Bay St. Suite 300, Toronto ON M5G 2N7 or by visiting our website at [www.fidelity.ca](http://www.fidelity.ca) or SEDAR+ at [www.sedarplus.ca](http://www.sedarplus.ca).*

*Securityholders may also contact us using one of these methods to request a copy of the investment fund's proxy voting policies and procedures, proxy voting disclosure record or quarterly portfolio disclosure relating to the investment fund.*

## Management Discussion of Fund Performance

### Investment Objective and Strategies

**Investment Objective:** Fidelity High Income Commercial Real Estate Multi-Asset Base Fund (Fund) aims to provide a steady flow of income and the potential for capital gains by investing primarily in investment-grade and non-investment-grade commercial mortgage-backed securities (CMBS) and in other high-yielding real estate debt securities.

**Strategies:** The Fund invests in U.S. securitized debt such as mortgage-backed and asset-backed securities. The portfolio managers may also invest without limitation in high-yielding real estate debt securities and other fixed income securities of any quality, including lower-rated and non-rated securities of lower quality. The portfolio managers may also invest in equity securities of entities whose primary assets are mortgage loans or commercial or residential MBS, leveraged loans and preferred stock of real estate companies.

When buying and selling mortgage-backed securities (MBS) and other real estate debt securities, the portfolio managers focus on real estate valuation and loan structure fundamentals rather than corporate management and earnings prospects. The primary focus is on the ability of the underlying mortgage loans to support the cash flows of the various tranches of the issue.

### Risk

The risks associated with investing in this Fund remain as discussed in the prospectus. Any changes to the Fund over the period have not affected the overall level of risk of the Fund.

The Fund is suitable for medium- to long-term investors who want to seek income and the potential for capital gains from exposure to mortgage related and other fixed income securities. The Fund is not an appropriate investment for investors with a short-term investment horizon. To invest in the Fund, investors should be willing to accept a high level of risk. The suitability of the investment has not changed from what has been disclosed in the prospectus.

### Results of Operations

Securities of this Fund are only available for purchase by other funds and accounts managed or advised by Fidelity, and are not available for public purchase.

Fidelity High Income Commercial Real Estate Multi-Asset Base Fund, Series O, returned 14.4%, for the year ended June 30, 2024. During the review period, U.S. Fixed Income, as represented by the Bloomberg U.S. Aggregate Bond Index, returned 6.1% (in Canadian dollar terms).

Market overview:

U.S. investment-grade bonds, as broadly represented by the Bloomberg U.S. Aggregate Bond Index, returned 6.1% in Canadian dollar terms and 2.6% in U.S. dollar terms, for the one-year period ended June 30, 2024.

U.S. investment-grade bonds advanced in Canadian and U.S. dollar terms over the period under review. High yield bonds outperformed their investment-grade peers, benefitting from higher yields and tighter credit spreads. After a sharp decline in November and December 2023, the 10-year U.S. treasury yield demonstrated an overall upward trend until April 2024, followed by a gradual decline for the remainder of the review period. Despite U.S. inflation easing over the review period, with annual headline inflation at 3.4% in April 2024, the U.S. Federal Reserve (the Fed) continued to hold its benchmark interest rate in a range of 5.25%–5.50%. While the Fed acknowledged that inflationary pressures have moderated, they also noted that current inflation readings remained elevated, with economic activity and job gains continuing to expand. With that, a sense of caution prevailed among market participants as the labour market continued to adjust, and geopolitical tensions weighed on investor sentiment.

Factors affecting performance:

The Fund's blended index returned 11.2% for the review period. The blended index was comprised of Bloomberg U.S. CMBS ex AAA Index prior to June 1, 2024, and Bloomberg U.S. CMBS ex-AAA ex-Agency Guaranteed Index thereafter. The Fund invests in both investment-grade and non-investment-grade real estate debt securities, while the Bloomberg U.S. CMBS ex-AAA ex-Agency Guaranteed Index only holds investment-grade commercial mortgage-backed securities (CMBS).

The Fund outperformed its benchmark over the review period. Gains for nearly all investment types and subsectors contributed to the Fund's positive performance. Exposure to seasoned conduit CMBS (deals originated in 2013 or earlier) made a top contribution; clarity regarding loan resolutions and accelerated repayments acted as a tailwind for these discount-dollar-price securities. Increased exposure to investment-grade-rated conduit securities also saw nice gains, after this segment of the CMBS market experienced spread tightening toward the end of the period. The Fund's outperformance can also be attributed to its tilt toward high-growth property types, coupled with the benefit of higher coupons on floating rate bonds.

Portfolio changes:

During the review period, the portfolio managers of the Fund increased exposure to high-quality fixed rate CMBS, including investment-grade conduit securities, particularly those rated single-A and higher. The Fund also increased exposure to property types that have long-term structural drivers for cash flow growth, including warehouses, apartments and data centres. Conversely, the Fund reduced exposure to conduit CMBS with low credit enhancement and floating rate transactions with low interest coverage ratios.

### Recent Developments

## **Fidelity High Income Commercial Real Estate Multi-Asset Base Fund Management Discussion of Fund Performance – continued**

The portfolio managers of the Fund, Bill Maclay and Matthew Torchia, continue to focus on bottom-up fundamental research. They believe that fundamental characteristics will be the primary performance drivers for high-income real estate securities over the long term, while the influence of secular shifts and macroeconomic factors will be secondary. The managers believe that commercial property prices and overall transaction volumes have shown signs of bottoming to start 2024. The managers also believe that the potential for interest rates to have reached their peak for this cycle has helped to stabilize property markets. Outside of the office sector, the fundamental picture remains stable; however, the pace of rental rate increases has slowed or normalized, and in some areas, rental rates and occupancy have declined modestly as new supply is absorbed in the managers' view. Increasing investor comfort as the commercial real estate cycle develops has been a catalyst for renewed investor interest in the higher-yielding segments of the CMBS market.

Fidelity Global Balanced Portfolio became a holder of more than 10% of the outstanding securities of the Fund in the period ending June 30, 2024.

Effective December 31, 2023, Steve Rosen retired as a Portfolio Manager.

Effective September 19, 2023, Anne Bell of Mississauga, Ontario, became a member of the Independent Review Committee (IRC).

Effective June 1, 2024, the Fund's benchmark changed from Bloomberg U.S. CMBS ex-AAA Index to Bloomberg U.S. CMBS ex-AAA ex-Agency Guaranteed Index.

### **Related Party Transactions**

#### **Manager and Portfolio Adviser**

The Fund is managed by Fidelity Investments Canada ULC (Fidelity). Fidelity is part of a broader collection of companies collectively known as Fidelity Investments.

Fidelity provides or arranges for the provision of all general management and administrative services required by the Fund in its day-to-day operations, bookkeeping, record-keeping and other administrative services for the Fund.

Fidelity is the portfolio adviser to the Fund and it provides investment advisory services to the Fund. Fidelity has entered into sub-advisory agreements with a number of entities including Fidelity Management & Research Company LLC, to provide investment advice with respect to all or a portion of the investments of the Fund. The sub-advisors arrange for acquisition and disposition of portfolio investments, including all necessary brokerage arrangements. The Fund is only offered in Series O securities and is only available to: (i) institutional investors who may be individuals or financial institutions who have been approved by Fidelity and have entered into Series O fund purchase agreements with Fidelity; or (ii) other funds and accounts managed or advised by Fidelity. The Fund does not pay management and advisory fees, or other operating expenses, other than certain specified fund costs, including taxes, brokerage commissions and interest charges.

#### **Independent Review Committee, Cross-Trading and In specie Transactions**

##### **Independent Review Committee**

Fidelity has established an independent review committee (IRC) that acts as an impartial and independent committee to review and provide recommendations or, if appropriate, approvals respecting conflict of interest matters referred to it by Fidelity. The IRC prepares, at least annually, a report of its activities for securityholders of the Fund. The report is available at [www.fidelity.ca](http://www.fidelity.ca) or at the securityholder's request at no cost by contacting Fidelity, using the contact information available on the final page of this document.

##### **Cross-Trading and In specie Transactions**

The Fund received the approval and standing instructions from the IRC in order to:

- (i) engage in cross-trading, which is a form of interfund trading. A cross-trade occurs when the Fund purchases or sells portfolio securities from or to another Fund, a U.S. fund or a separately managed account, through a broker;
- (ii) permit the Fund, in certain circumstances, to purchase and redeem Fund securities in consideration for securities rather than cash of another investment fund not governed by NI 81-102, or a separately managed account, managed by Fidelity.

For each of the transactions in (i) and (ii) above, the IRC's standing instructions require Fidelity to act in accordance with its associated policies and procedures and applicable law, and comply with the conditions in each of the exemptive relief orders received, which, in the case of cross-trading, requires additional periodic reporting to the Ontario Securities Commission. The standing instructions also require that investment decisions in respect of these transactions (a) are free from any influence by an entity related to Fidelity and without taking into account any consideration relevant to an entity related to Fidelity; (b) represent the business judgment of Fidelity uninfluenced by considerations other than the best interests of the Fund; (c) comply with the applicable policies and procedures of Fidelity; and (d) achieve a fair and reasonable result for the Fund.

# Financial Highlights

The following tables show selected key financial information about the Fund and are intended to help you understand the Fund's financial performance for the period end of the years shown. This information is derived from the Fund's audited annual and/or unaudited semi-annual financial statements. Please see the front page for information about how you can obtain the Fund's annual or semi-annual financial statements.

## Fidelity High Income Commercial Real Estate Multi-Asset Base Fund Series O

Periods ended June 30, The Series' Net Assets per Security <sup>A</sup>	2024	2023	2022	2021	2020
Net assets, beginning of period <sup>B</sup>	\$ 10.54	\$ 11.18	\$ 11.82	\$ 11.61	\$ 13.50
<b>Increase (decrease) from operations:</b>					
Total revenue	.76	.68	.51	.58	.72
Total expenses (excluding distributions)	—	—	—	—	—
Realized gains (losses)	(.01)	(.17)	.04	—	.13
Unrealized gains (losses)	.73	(.46)	(.64)	.31	(1.94)
<b>Total increase (decrease) from operations <sup>B</sup></b>	<b>1.48</b>	<b>.05</b>	<b>(.09)</b>	<b>.89</b>	<b>(1.09)</b>
<b>Distributions:</b>					
From net investment income (excluding dividends)	(.73)	(.70)	(.51)	(.53)	(.63)
From dividends	—	—	—	—	—
From capital gains	—	—	(.06)	(.13)	(.18)
Return of capital	—	—	—	—	—
<b>Total distributions <sup>B,C</sup></b>	<b>(.73)</b>	<b>(.70)</b>	<b>(.57)</b>	<b>(.66)</b>	<b>(.81)</b>
<b>Net assets, end of period <sup>B</sup></b>	<b>\$ 11.27</b>	<b>\$ 10.54</b>	<b>\$ 11.18</b>	<b>\$ 11.82</b>	<b>\$ 11.61</b>
<b>Ratios and Supplemental Data</b>					
Net asset value (000s) <sup>D,E</sup>	\$ 980,393	\$ 837,428	\$ 832,074	\$ 835,909	\$ 720,830
Securities outstanding <sup>D</sup>	86,962,242	79,446,911	74,447,486	70,739,298	62,091,072
Management expense ratio	—%	—%	—%	—%	—%
Management expense ratio before waivers or absorptions	—%	—%	—%	—%	—%
Trading expense ratio <sup>F</sup>	—%	—%	—%	—%	—%
Portfolio turnover rate <sup>G</sup>	29.51%	23.13%	18.11%	20.23%	16.09%
Net asset value per security, end of period	\$ 11.2698	\$ 10.5403	\$ 11.1765	\$ 11.8168	\$ 11.6092

<sup>A</sup> This information is derived from the Fund's audited annual and/or unaudited interim financial statements. The net assets attributable to securityholders per security presented in the financial statements may differ from the net asset value calculated for fund pricing purposes. An explanation of these differences can be found in the notes to financial statements.

<sup>B</sup> Net assets and distributions are based on the actual number of securities outstanding at the relevant time. The increase (decrease) from operations is based on the weighted average number of securities outstanding over the financial period. This table is not intended to be a reconciliation of beginning to ending net assets per security.

<sup>C</sup> Distributions were paid in cash or reinvested in additional securities of the Fund, or both, and excludes any applicable distributions of management fee reduction to securityholders. Distributions are presented based on management's best estimate of the tax character.

<sup>D</sup> This information is provided as at period end of the year shown.

<sup>E</sup> Prior period amounts may have been adjusted.

<sup>F</sup> The trading expense ratio represents total commissions, other portfolio transaction costs and dividends and interest expense on securities sold short expressed as an annualized percentage of daily average net asset value during the period, including the Fund's pro-rata share of estimated trading costs incurred in any underlying investment fund, if applicable.

<sup>G</sup> The Fund's portfolio turnover rate indicates how actively the Fund's portfolio adviser manages its portfolio investments. A portfolio turnover rate of 100% is equivalent to the Fund buying and selling all of the securities in its portfolio once in the course of the year. The higher the Fund's portfolio turnover rate in a year, the greater the trading costs payable by the Fund in the year, and the greater chance of an investor receiving taxable capital gains in the year. There is not necessarily a relationship between a high portfolio turnover rate and the performance of the Fund. The portfolio turnover rate is calculated based on the lesser of purchases or sales of securities divided by the weighted average market value of portfolio securities owned by the Fund, excluding short-term securities. The portfolio turnover rate includes any proceeds from a short sale in the value of sales of securities and the cost of covering a short sale in the value of purchases of securities. For periods greater than six months, but less than a full fiscal year, the portfolio turnover rate is annualized. The portfolio turnover rate excludes any adjustment for in-kind transactions.

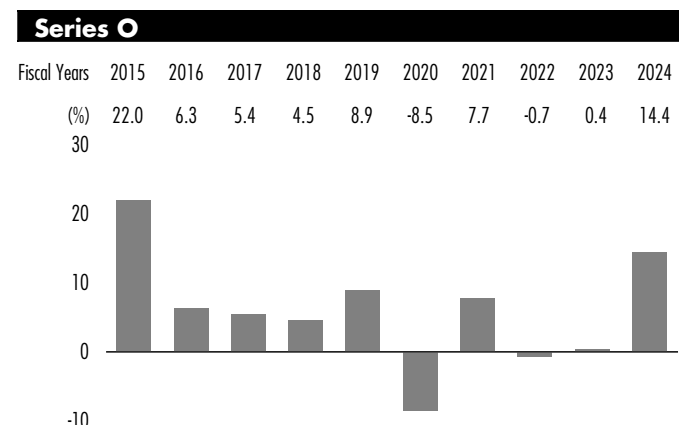
# Fidelity High Income Commercial Real Estate Multi-Asset Base Fund

## Past Performance

The performance information shown assumes that all distributions made by the Fund in the periods shown were reinvested in additional securities of the Fund. The performance information does not take into account sales, redemption, distribution or other optional charges that would have reduced returns or performance. How the Fund has performed in the past does not necessarily indicate how it will perform in the future.

### Year-by-Year Returns

The following bar chart shows the Fund's annual performance for each of the years shown, and illustrates how the Fund's performance was changed from year to year. In percentage terms, the bar chart shows how much an investment made on the first day of each financial year would have grown or decreased by the last day of each financial year.



### Annual Compound Returns

This table shows the Fund's historical annual compound total returns for the periods indicated, compared with a broad-based benchmark Bloomberg U.S. Aggregate Bond Index, and the Fund's benchmark, as described below.

Average Annual Total Returns	Past 1 year	Past 3 years	Past 5 years	Past 10 years
Series O	14.4%	4.5%	2.4%	5.7%
Bloomberg U.S. Aggregate Bond Index	6.1%	0.3%	0.7%	3.9%
Fidelity High Income Commercial Real Estate Multi-Asset Base Fund Blend Index	11.2%	0.3%	1.0%	4.8%

A discussion of Fund performance can be found in the Results of Operations section of this report.

The Fund's benchmark consists of 100% of Bloomberg U.S. CMBS ex-AAA ex-Agency Guaranteed Index.

Prior to June 1, 2024, the Fund's benchmark consists of 100% of Bloomberg U.S. CMBS ex-AAA Index.

The Bloomberg U.S. Aggregate Bond Index is an unmanaged, market-value-weighted index of taxable investment - grade fixed - rate debt issues, including government, corporate, asset backed, and mortgage - backed securities, with maturities of one year or more.

The Bloomberg U.S. CMBS ex AAA Index is a subset of the larger Bloomberg U.S. CMBS Index that includes commercial mortgage - backed securities (CMBS) with ratings of AA through BBB -, inclusive. The quality rating for each security is determined by taking the middle of three ratings if a bond is rated by all three agencies (Moody's, Fitch, and S&P) and the lower of the two ratings if a bond is rated by just two agencies.

Bloomberg U.S. CMBS ex-AAA ex-Agency Guaranteed Index is a subset of the larger Bloomberg U.S. CMBS Index that includes commercial mortgage back securities (CMBS) with ratings of AA through BBB-, inclusive. The index does not include securities that carry the implicit guarantee of the U.S. Government.

On August 24, 2016, Bloomberg purchased the Barclays family of benchmark indices. As part of this transaction, all Barclays benchmark indices have been co-branded as the Bloomberg Barclays Indices for an initial period of 5 years. Effective August 24, 2021 the Bloomberg Barclays fixed income benchmark indices were rebranded as the Bloomberg Indices. This change occurred as planned at the end of the five-year period following Bloomberg's acquisition of Barclays Risk Analytics and Index Solutions (BRAIS) in August of 2016.

# Fidelity High Income Commercial Real Estate Multi-Asset Base Fund

## Summary of Investment Portfolio as at June 30, 2024

### Geographic Mix

	% of Fund's Net Assets as at June 30, 2024	% of Fund's Net Assets as at June 30, 2023
United States of America	97.8	94.3
Others (Individually Less Than 1%)	0.0	0.0
Cash and Cash Equivalents	2.1	5.0
Net Other Assets (Liabilities)	0.1	0.7

### Maturity Diversification

Years	% of Fund's Net Assets as at June 30, 2024	% of Fund's Net Assets as at June 30, 2023
0 – 1	2.2	6.4
1 – 3	2.5	1.2
3 – 5	3.3	3.0
Over 5	89.1	84.2

### Quality Diversification

	% of Fund's Net Assets as at June 30, 2024	% of Fund's Net Assets as at June 30, 2023
AAA	10.8	6.8
AA	1.1	0.5
A	2.6	1.4
BBB	7.9	4.7
BB and Below	22.1	24.3
Not Rated	51.5	54.7
Equities	1.8	1.9
Short-Term Investments and Net Other Assets	2.2	5.7

We have used ratings from Moody's Investors Service, Inc. Where Moody's® ratings are not available, we have used S&P® ratings. All ratings are as of the date indicated and do not reflect subsequent changes.

### Top Issuers

	% of Fund's Net Assets
1. BX Commercial Mortgage Trust	12.1
2. Benchmark Mortgage Trust	5.6
3. BBCMS Mortgage Trust	5.3
4. GS Mortgage Securities Trust	4.4
5. BANK	4.4
6. Morgan Stanley Capital I Trust	3.8
7. Wells Fargo Commercial Mortgage Trust	2.6
8. Morgan Stanley BAML Trust	2.5
9. COMM Mortgage Trust	2.2
10. Fidelity U.S. Money Market Investment Trust – Series O	2.1
11. BMO Mortgage Trust	2.0
12. JPMorgan Chase Commercial Mortgage Securities Trust	1.8
13. Citigroup Commercial Mortgage Trust	1.5
14. Hilton USA Trust	1.4
15. Bx 2024 Vlt4	1.4
16. ELP Commercial Mortgage Trust	1.3
17. SREIT Trust	1.2
18. Merit	1.1
19. Open Trust 2023–Air	1.1
20. BX Trust	1.0
21. DTP Commercial Mortgage Trust 2023–Ste2	1.0
22. MHP Commercial Mortgage Trust	1.0
23. MED Trust	1.0
24. MHC Commercial Mortgage Trust	1.0
25. VMC Finance Ltd.	1.0
	<u>63.8</u>

Total Fund Net Assets \$980,393,000

Where applicable, the information in the above tables includes the Fund's pro-rata share of the investment in any Fidelity managed underlying fund.

All tables within the Summary of Investment Portfolio section, except the Top Issuers table, contain audited annual information.

The summary of investment portfolio may change due to ongoing portfolio transactions of the investment fund. The most recent annual report, semi-annual report, quarterly report, fund facts document or simplified prospectus for the investment fund and/or underlying fund is available at no cost, by calling 1-800-263-4077, by writing to us at Fidelity Investments Canada ULC, 483 Bay St. Suite 300, Toronto ON M5G 2N7 or by visiting our web site at [www.fidelity.ca](http://www.fidelity.ca) or SEDAR+ at [www.sedarplus.ca](http://www.sedarplus.ca).



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Fidelity's mutual funds are sold by registered Investment Professionals. Each Fund has a simplified prospectus, which contains important information on the Fund, including its investment objective, purchase options, and applicable charges. Please obtain a copy of the prospectus, read it carefully, and consult your Investment Professional before investing. As with any investment, there are risks to investing in mutual funds. There is no assurance that any Fund will achieve its investment objective, and its net asset value, yield, and investment return will fluctuate from time to time with market conditions. Investors may experience a gain or loss when they sell their securities in any Fidelity Fund. Fidelity Global Funds may be more volatile than other Fidelity Funds as they concentrate investments in one sector and in fewer issuers; no single Fund is intended to be a complete diversified investment program. Past performance is no assurance or indicator of future returns. There is no assurance that either Fidelity Canadian Money Market Fund, Fidelity Canadian Money Market Investment Trust, Fidelity U.S. Money Market Fund or Fidelity U.S. Money Market Investment Trust will be able to maintain its net asset value at a constant amount. The breakdown of Fund investments is presented to illustrate the way in which a Fund may invest, and may not be representative of a Fund's current or future investments. A Fund's investments may change at any time.

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