



# **Fidelity Global Real Estate Multi-Asset Base Fund**

**Annual Management  
Report of Fund  
Performance**  
March 31, 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 March 31, 2024

## Fidelity Global 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 Global Real Estate Multi-Asset Base Fund (Fund) aims to achieve high total investment return by investing primarily in securities of companies anywhere in the world that participate in the real estate industry.

**Strategies:** The Fund invests primarily in real estate investment trusts (REITs) and in equity securities of companies that operate primarily in or invest in the real estate sector. This includes companies that own, manage, develop, finance, and otherwise participate in the residential and commercial real estate industries. The Fund may invest in small, medium, and large-sized companies, as well as REITs. When buying and selling equity securities and REITs, the portfolio management team may consider other factors about a company such as financial condition, industry position, economic and market conditions, growth potential, earnings estimates, cash flow and quality of management.

### 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 long-term investors who want to gain exposure to real estate companies anywhere in the world, and can handle the volatility of returns generally associated with equity investments. 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 medium 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 Global Real Estate Multi-Asset Base Fund, Series O, returned 10.3%, for the one-year period ended March 31, 2024. During the review period, global equities, as represented by the MSCI World Index, returned 25.1% (in Canadian dollar terms).

Market overview:

Global equities, as broadly measured by the MSCI World Index, returned 25.1% in Canadian dollar terms and 25.1% in U.S. dollar terms, for the one-year period ended March 31, 2024.

Global equities advanced during the review period, as economic expansion, and the slowing pace of inflation in some countries provided a mostly favourable backdrop. Following continued tightening of monetary policies in major developed market economies throughout 2022 and for most of 2023, investor sentiment shifted in the fourth quarter of 2023 to a view that interest rates had peaked, and policymakers may cut rates in 2024. Equity market gains were partly fueled by select firms within the information technology and communication services sectors in the U.S., largely due to market exuberance surrounding artificial intelligence. In Europe, several large-capitalisation companies across the luxury goods, pharmaceuticals, and technology sectors supported equity markets. Japanese equities also rose, supported by decline in the value of the yen which bolstered exports, as well as due to corporate governance reforms that have boosted shareholder returns through increased share buybacks and dividends. From a regional perspective, while some global equity markets advanced to hit all-time highs, investors were more cautious towards Chinese equities due to the country's weaker than expected economic growth amid uncertainty surrounding the health of its property and banking sectors.

Factors affecting performance:

The Fund's benchmark, the FTSE EPRA/NAREIT Developed Index, returned 8.6% for the period under review. The Fund outperformed its benchmark, primarily due to positioning in, and lower-than-benchmark exposure to, the diversified real estate industry, where a lack of exposure to a Hong Kong-based property developer and an investment in Japan-based Mitsui Fudosan contributed to relative returns. Investments in the offices real estate industry, such as U.S.-based Digital Realty Trust and Japan-based Mitsubishi Estate, also contributed to relative returns.

In contrast, investments in the retail real estate industry detracted from relative returns, particularly a lack of exposure to a U.S.-based retail property manager and an investment in U.S.-based NNN REIT. The Fund's investments in, and larger-than-benchmark exposure to, the residential real estate industry, including investments in U.S.-based REITs UDR and Mid-America Apartment Communities, also detracted from relative returns.

Portfolio changes:

During the review period, exposure to the retail and industrial real estate industries was increased. In the retail real estate industry, portfolio manager Steven Buller initiated a position in U.S.-based REIT Realty Income. In the industrial real estate industry, the manager initiated a position in U.S.-based temperature-controlled logistics operator Americold Realty Trust, given what the portfolio manager believes to be its attractive growth outlook. In contrast, exposure to the hotels real estate industry was decreased, as the portfolio manager sought what he believed to be better investment opportunities elsewhere.

### Recent Developments

Portfolio manager Steven Buller continued to employ a balanced investment approach. The portfolio manager maintained exposure to certain property types with a cyclical orientation, including hotels, retail and assisted living, that had disproportionately struggled earlier in the pandemic and thus offered, in his opinion, enhanced near-term recovery potential. At the same

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

time, Steven Buller maintained elevated exposure to long-term, consistent growth opportunities, including industrial, tower, self-storage and data centre REITs. In the retail real estate industry, the portfolio manager continues to see long-term challenges for mall REITs due to the rise in e-commerce – a trend that, the manager believes, the COVID-19 pandemic has accelerated. As a result, the manager tends to avoid mall REITs and instead prefers to focus on strip centre REITs, particularly grocery-anchored REITs with a more essential nature that makes them less vulnerable to secular trends, in the manager's view.

Fidelity Global Balanced Portfolio became a holder of more than 10% of the outstanding securities of the Fund in the period ending March 31, 2024.

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

### **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.

#### **Brokerage Commissions**

The Fund may place a portion of its portfolio transactions with brokerage firms which are affiliates of Fidelity, provided it determines that these affiliates' trade execution abilities and costs are comparable to those of non-affiliated, qualified brokerage firms, on an execution-only basis. Commissions paid to brokerage firms that are affiliates of Fidelity Investments were \$4,000 for the period ended March 31, 2024. Fidelity receives standing instructions from the IRC in respect of policies and procedures governing best execution of transactions with affiliates, which includes brokers affiliated to Fidelity Investments, at least once per year.

### **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 Global Real Estate Multi-Asset Base Fund Series O

Periods ended March 31, The Series' Net Assets per Security <sup>A</sup>	2024	2023	2022	2021	2020
Net assets, beginning of period <sup>B</sup>	\$ 10.20	\$ 12.13	\$ 10.64	\$ 9.38	\$ 11.13
<b>Increase (decrease) from operations:</b>					
Total revenue	.38	.42	.37	.48	.37
Total expenses (excluding distributions)	(.05)	(.06)	(.05)	(.06)	(.05)
Realized gains (losses)	(.18)	(.40)	.59	(.34)	.17
Unrealized gains (losses)	.85	(1.83)	.96	1.67	(1.88)
<b>Total increase (decrease) from operations <sup>B</sup></b>	<b>1.00</b>	<b>(1.87)</b>	<b>1.87</b>	<b>1.75</b>	<b>(1.39)</b>
<b>Distributions:</b>					
From net investment income (excluding dividends)	(.38)	(.32)	(.36)	(.49)	(.32)
From dividends	—	—	—	—	—
From capital gains	—	—	—	—	(.22)
Return of capital	(.03)	—	—	—	—
<b>Total distributions <sup>B,C</sup></b>	<b>(.41)</b>	<b>(.32)</b>	<b>(.36)</b>	<b>(.49)</b>	<b>(.54)</b>
<b>Net assets, end of period <sup>B</sup></b>	<b>\$ 10.82</b>	<b>\$ 10.20</b>	<b>\$ 12.13</b>	<b>\$ 10.64</b>	<b>\$ 9.38</b>
<b>Ratios and Supplemental Data</b>					
Net asset value (000s) <sup>D,E</sup>	\$ 1,056,013	\$ 1,105,920	\$ 721,166	\$ 641,348	\$ 537,417
Securities outstanding <sup>D</sup>	97,637,907	108,425,496	59,453,104	60,277,065	57,293,887
Management expense ratio	—%	—%	—%	—%	—%
Management expense ratio before waivers or absorptions	—%	—%	—%	—%	—%
Trading expense ratio <sup>F</sup>	.05%	.12%	.05%	.06%	.09%
Portfolio turnover rate <sup>G</sup>	33.42%	26.09%	27.01%	43.25%	47.90%
Net asset value per security, end of period	\$ 10.8114	\$ 10.1997	\$ 12.1288	\$ 10.6405	\$ 9.3812

<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.

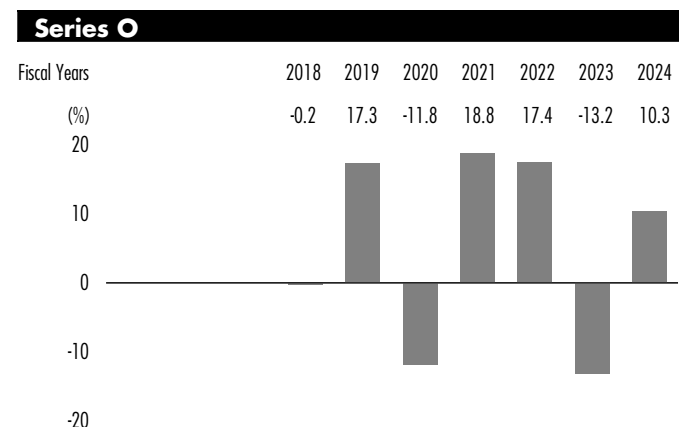
# Fidelity Global Real Estate Multi-Asset Base Fund

## 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.



Commencement of Operations is November 17, 2017

### Annual Compound Returns

This table shows the Fund's historical annual compound total returns for the periods indicated, compared with a broad-based index, the MSCI World Index, and the Fund's benchmark, the FTSE EPRA/NAREIT Developed Index, as described below.

Average Annual Total Returns	Past 1 year	Past 3 years	Past 5 years	Since Inception
Series O	10.3%	4.0%	3.3%	5.2%
MSCI World Index	25.1%	11.3%	12.4%	11.4%
FTSE® EPRA <sup>SM</sup> /NAREIT® Developed Index	8.6%	2.3%	1.0%	3.2%

A discussion of Fund performance can be found in the Results of Operations section of this report. The FTSE EPRA/NAREIT Developed Index was developed by the European Public Real Estate Association (EPRA), a common interest group aiming to promote, develop and represent the European public real estate sector, and the North American Association of Real Estate Investment Trusts (NAREIT), the representative voice of the US REIT industry. The index series is designed to reflect the stock performance of companies engaged in specific aspects of the North American, European, and Asian real estate markets. The MSCI World Index is a market-capitalization-weighted index composed of companies representative of the market structure of developed market countries in North America, Europe and the Asia/Pacific region.

# Fidelity Global Real Estate Multi-Asset Base Fund

## Summary of Investment Portfolio as at March 31, 2024

### Sector Mix

	% of Fund's Net Assets as at March 31, 2024	% of Fund's Net Assets as at March 31, 2023
Real Estate	98.0	97.4
Others (Individually Less Than 1%)	0.0	0.5
Cash and Cash Equivalents	1.2	2.0
Net Other Assets (Liabilities)	0.8	0.1

Comparative balances, as applicable, have been reclassified to align with current period presentation.

### Geographic Mix

	% of Fund's Net Assets as at March 31, 2024	% of Fund's Net Assets as at March 31, 2023
United States of America	59.9	64.2
Japan	9.0	6.2
United Kingdom	7.9	5.4
Australia	4.9	4.6
Canada	4.1	4.2
Singapore	2.9	4.6
France	2.3	3.0
Spain	2.0	1.1
Germany	1.9	1.6
Sweden	1.7	1.0
Others (Individually Less Than 1%)	1.4	2.0
Cash and Cash Equivalents	1.2	2.0
Net Other Assets (Liabilities)	0.8	0.1

### Top Issuers

	% of Fund's Net Assets
1. Prologis, Inc.	9.4
2. Equinix, Inc.	5.5
3. Ventas, Inc.	4.0
4. Public Storage	3.8
5. Mitsui Fudosan Co. Ltd.	3.3
6. Digital Realty Trust, Inc.	2.8
7. Grainger Trust PLC	2.6
8. Sun Communities, Inc.	2.4
9. Kimco Realty Corp.	2.3
10. NNN (REIT), Inc.	2.3
11. Welltower, Inc.	2.2
12. Dream Industrial Real Estate Investment Trust	2.2
13. UDR, Inc.	2.1
14. CubeSmart	2.1
15. Mid-America Apartment Communities, Inc.	2.1
16. CapitaLand Integrated Commercial Trust	2.0
17. Boardwalk (REIT)	1.9
18. Mitsubishi Estate Co. Ltd.	1.9
19. Equity Residential	1.8
20. American Homes 4 Rent	1.7
21. Catena AB	1.5
22. Flagship Communities (REIT)	1.5
23. Extra Space Storage, Inc.	1.5
24. Scentre Group	1.5
25. Merlin Properties Socimi SA	1.4
	<u>65.8</u>

Total Fund Net Assets \$1,056,013,000

## Summary of Investment Portfolio as at March 31, 2024 – continued

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

*Comparative balances, as applicable, have been reclassified from country of incorporation to country of risk to align with current period presentation.*

*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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