



Fidelity Global Real Estate Multi-Asset Base Fund

**Semi-Annual
Management Report
of Fund Performance**
September 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.

Semi-Annual Management Report of Fund Performance as at September 30, 2024

Fidelity Global Real Estate Multi-Asset Base Fund

This semi-annual management report of fund performance contains financial highlights but does not contain the complete semi-annual financial statements for the investment fund. You can get a copy of the semi-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 or SEDAR+ at 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

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 13.0%, for the six-month period ended September 30, 2024. During the review period, global equities, as represented by the MSCI World Index, returned 9.0% (in Canadian dollar terms).

Market overview:

Global equities, as broadly measured by the MSCI World Index, returned 9.0% in Canadian dollar terms and 9.2% in U.S. dollar terms, for the six-month period ended September 30, 2024.

Global equities rose during the review period. Steady growth in the U.S. economy along with expectations that declining inflation may support further rate cuts across most of developed markets supported investor confidence. Investor optimism in the artificial intelligence initially boosted gains in the information technology and communication services sectors but faced volatility in the latter part of the review period due to skepticism about stretched valuations. Defensive sectors such as utilities and consumer staples gained, as investors looked for stability amidst ongoing market volatility. Interest rate sensitive sectors, including real estate and financials sectors also rose, indicating optimism about enhanced earnings potential due to lower borrowing costs for consumers and businesses. In Europe, strong corporate earnings and decelerating inflation supported investor confidence. The European Central Bank reduced its benchmark interest rate by 25 basis points in June and September, bringing the rate down to 3.50%. Japanese equities experienced a period of volatility amid rising concerns about a recession in the U.S., an unexpected rise in Bank of Japan's benchmark rate of interest and the rise in the value of yen against the U.S. dollar.

Factors affecting performance:

The Fund's benchmark, the FTSE EPRA/NAREIT Developed Index, returned 13.6% for the review period. The Fund underperformed its benchmark, due to investments in the residential real estate industry, particularly an out-of-benchmark exposure to U.S.-based real estate investment trust (REIT) Flagship Communities and an investment in U.K.-based residential property firm Grainger. The Fund's investments in the industrial real estate industry, including investments in U.S.-based REIT Prologis and Japan-based REIT Mitsui Fudosan Log Park, also detracted from relative returns.

In contrast, positioning in the diversified real estate industry, including an investment in U.S.-based REIT Ventas, and a lack of exposure to a Japan-based property developer, contributed to relative returns. Lower-than-benchmark exposure to the hotels real estate industry, including lack of exposure to two U.S.-based investment trusts, also contributed to relative returns.

Portfolio changes:

During the review period, exposure to the diversified and retail real estate industries was increased. In the diversified industry, the portfolio manager increased exposure to U.S.-based REIT Welltower. In the retail real estate industry, the portfolio manager took a new position in U.S.-based REIT Macerich, given what the portfolio manager believes to be an attractive growth outlook.

In contrast, exposure to the hotels and industrial real estate industries was reduced. In the hotels real estate industry, the Fund's position in U.S.-based REIT DiamondRock Hospitality was exited. In the industrial real estate industry, the portfolio manager reduced exposure to U.K.-based property investment and development company SEGRO plc, as the portfolio manager sought what he believed to be better investment opportunities elsewhere.

Recent Developments

Portfolio Manager Steve Buller seeks companies with favorable fundamentals, a strong capital side to their business and attractive valuations. The manager notes that the global REIT market has been very macroeconomics-driven over the past year, with interest rates being the biggest driver of global properties' absolute performance. As interest rates stabilize around the world, volatility within the sector appears less impactful, instead driven by fundamentals and valuations which are more favorable from a macro-economic perspective. The stock market is still adjusting to the substantial influx of new real estate supply, especially in North American industrial logistics REITs, where the portfolio manager believes strong fundamentals are the most prominent. In the industrials sector, the portfolio manager is exploring high cash-flow growth cell towers, self-storage, data centers and distribution and logistics providers. Data centers house the specialized computer systems needed for cloud computing, e-commerce and other critical applications that have seen rapid demand growth, especially due to the rise of AI. Industrial properties, particularly logistic facilities, have benefitted from the ongoing rapid growth in e-commerce as well as the need for inventory to be closer to population centers, in the manager's view.

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

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

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

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 \$2,000 for the period ended September 30, 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 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

	Six months ended September 30, 2024		2024		Periods ended March 31, 2023		2022		2021		2020	
The Series' Net Assets per Security ^A												
Net assets, beginning of period ^B	\$	10.82	\$	10.20	\$	12.13	\$	10.64	\$	9.38	\$	11.13
Increase (decrease) from operations:												
Total revenue		.22		.38		.42		.37		.48		.37
Total expenses (excluding distributions)		(.03)		(.05)		(.06)		(.05)		(.06)		(.05)
Realized gains (losses)		.17		(.18)		(.40)		.59		(.34)		.17
Unrealized gains (losses)		1.03		.85		(1.83)		.96		1.67		(1.88)
Total increase (decrease) from operations ^B		1.39		1.00		(1.87)		1.87		1.75		(1.39)
Distributions:												
From net investment income (excluding dividends)		(.19)		(.38)		(.32)		(.36)		(.49)		(.32)
From dividends		—		—		—		—		—		—
From capital gains		—		—		—		—		—		(.22)
Return of capital		—		(.03)		—		—		—		—
Total distributions ^{B,C}		(.19)		(.41)		(.32)		(.36)		(.49)		(.54)
Net assets, end of period ^B	\$	12.02	\$	10.82	\$	10.20	\$	12.13	\$	10.64	\$	9.38
Ratios and Supplemental Data												
Net asset value (000s) ^{D,E}	\$	1,196,420	\$	1,056,013	\$	1,105,920	\$	721,166	\$	641,348	\$	537,417
Securities outstanding ^D		99,566,505		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 ^F		.05%		.05%		.12%		.05%		.06%		.09%
Portfolio turnover rate ^G		16.21%		33.42%		26.09%		27.01%		43.25%		47.90%
Net asset value per security, end of period	\$	12.0164	\$	10.8114	\$	10.1997	\$	12.1288	\$	10.6405	\$	9.3812

^A 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.

^B 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.

^C 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.

^D This information is provided as at period end of the year shown.

^E Prior period amounts may have been adjusted.

^F 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.

^G 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.

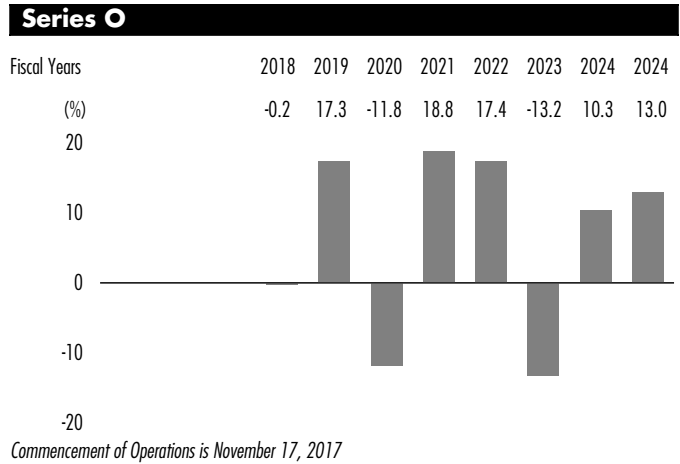
Fidelity Global Real Estate Multi-Asset Base Fund

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. For each Series in the Year-by-Year Returns table below, the most recent returns stated are for the current six month period.



Fidelity Global Real Estate Multi-Asset Base Fund

Summary of Investment Portfolio as at September 30, 2024

Sector Mix

	% of Fund's Net Assets as at September 30, 2024	% of Fund's Net Assets as at March 31, 2024
Real Estate	98.3	98.0
Cash and Cash Equivalents	0.9	1.2
Net Other Assets (Liabilities)	0.8	0.8

Geographic Mix

	% of Fund's Net Assets as at September 30, 2024	% of Fund's Net Assets as at March 31, 2024
United States of America	60.7	59.9
United Kingdom	8.0	7.9
Japan	7.3	9.0
Australia	6.1	4.9
Canada	3.7	4.1
Singapore	2.9	2.9
France	2.4	2.3
Sweden	2.0	1.7
Germany	1.8	1.9
Hong Kong	1.5	0.8
Others (Individually Less Than 1%)	1.9	2.6
Cash and Cash Equivalents	0.9	1.2
Net Other Assets (Liabilities)	0.8	0.8

Top Issuers

	% of Fund's Net Assets
1. Prologis, Inc.	8.4
2. Equinix, Inc.	5.5
3. Welltower, Inc.	4.3
4. Public Storage Operating Co.	4.3
5. Ventas, Inc.	3.8
6. Digital Realty Trust, Inc.	2.8
7. Kimco Realty Corp.	2.7
8. Grainger Trust PLC	2.6
9. NNN (REIT), Inc.	2.6
10. UDR, Inc.	2.6
11. CubeSmart	2.3
12. Equity Residential	2.2
13. Sun Communities, Inc.	2.1
14. Boardwalk (REIT)	2.1
15. CapitaLand Integrated Commercial Trust	2.0
16. Mitsui Fudosan Co. Ltd.	1.7
17. American Homes 4 Rent	1.7
18. Catena AB	1.7
19. Extra Space Storage, Inc.	1.6
20. Scentre Group	1.6
21. Dream Industrial Real Estate Investment Trust	1.6
22. Mitsubishi Estate Co. Ltd.	1.5
23. Mid-America Apartment Communities, Inc.	1.5
24. Covivio	1.4
25. Americold Realty Trust	1.4
	<hr/>
	66.0

Total Fund Net Assets \$1,196,420,000

Summary of Investment Portfolio as at September 30, 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.

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 or SEDAR+ at www.sedarplus.ca.



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at 1-800-263-4077

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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