HSBC Asset Management

Key Investor Information

This document provides you with key investor information about this Fund. It is not marketing material. The information is required by law to help you understand the nature and the risks of investing in this Fund. You are advised to read it so you can make an informed decision about whether to invest.

HSBC FTSE EPRA NAREIT DEVELOPED CLIMATE PARIS ALIGNED UCITS ETF

a sub-fund of HSBC ETFs PLC, (the "UCITS");
managed by HSBC Investment Funds (Luxembourg) S.A.

Class:USD (Acc)
ISIN:IE00096S6AV7

Objectives and Investment Policy

Investment Objective:
The Fund aims to track as closely as possible the returns of the FTSE EPRA Nareit Developed Green EU PAB Index (the Index), while integrating environmental, social and governance (ESG) metrics. The Fund will invest in or gain exposure to shares of companies which make up the Index.
Investment Policy:
In replicating the performance of the Index, the Fund promotes certain environmental, social and/or governance (ESG) characteristics and has been categorised as an Article 8 fund for the purpose of the SFDR.
The Index is a subset of the FTSE EPRA Nareit Global Developed Index (the Parent Index) and follows the FTSE EPRA Nareit Green Index Series ground rules. The Index is designed to support investors seeking to reduce their exposure to transition and physical climate risks, and who wish to pursue opportunities arising from the transition to a lower carbon economy while aligning with the Paris Agreement requirements and is designed to exceed the minimum standards of the EU Paris-Aligned Benchmark. The Fund will aim to replicate the net total return performance of the Index.
At each index review date, companies with specific activities and conduct are excluded from the eligible universe. The baselines exclusions are Controversial weapons and Tobacco. Climate activity exclusions include thermal coal power generation, thermal coal extraction, thermal coal supporting services and oil & gas generation. Conduct-related exclusions include non-compliance with UN Global Compact Principles and non-compliance with the principles of Do No Significant Harm. Please refer to the Supplement for more details on excluded activities and conduct.
The Index constituents are weighted based on a target exposure weighting methodology; specifically, the FTSE EPRA Nareit Developed Green EU PAB Index targets a 50% GHG emissions intensity reduction, 7% minimum average GHG emissions intensity reduction relative to previous year after inception, 30% Green certificate increase and 10% energy consumption reduction. The Index takes into consideration constraints, including country and industry banding constraints.

The Fund is passively managed and aims to invest in the shares of the companies in generally the same proportion as in the Index. There may be circumstances when it is not possible or practical for the Fund to invest in all constituents of the Index. If the Fund cannot invest directly in the companies that constitute the Index, it may gain exposure by using other investments such as depositary receipts, derivatives, or funds. The Fund may invest up to 35% of its assets in securities from a single issuer during exceptional market conditions.
The Fund may invest up to 10% of its assets in total return swaps and contracts for difference. However, this is not expected to exceed 5%.
The Fund may invest up to 10% of its assets in other funds, including HSBC funds.
The Fund may also invest in derivatives for efficient portfolio management purposes (such as to manage risk and costs, or to generate additional capital or income), and for investment purposes.

- The Fund may enter into securities lending transactions for up to 30% of its assets. However, this is not expected to exceed 25%.
- The reference currency of the Fund is USD. The reference currency of this share class is USD.
- Income is reinvested.
- Authorised Participants only may deal in the Fund's shares directly with the UCITS.
- The Fund's shares are listed on one or more stock exchange(s).
- You may sell your investment on most working days.
- Recommendation: this Fund may not be appropriate for investors who plan to withdraw their money within a period of 5 years.
- This product is based overseas and is not subject to UK sustainable investment labelling and disclosure requirements.

Risk and Reward Profile

Lower risk — Higher risk

Typically lower rewards — Typically higher rewards

1	2	3	4	5	**6**	7

The risk and reward indicator is based on historical data and may not be a reliable indication of the future risk profile of the Fund.

The risk and reward category shown is not guaranteed to remain unchanged and may shift over time. The lowest category does not mean a risk-free investment.

Why is this Fund in this specific category?

This Fund is classified in category 6 because its price or simulated data has shown high fluctuations historically.

Material risks not fully captured by the Risk and Reward Indicator:

- **Counterparty Risk** The possibility that the counterparty to a transaction may be unwilling or unable to meet its obligations.
- **Exchange Rate Risk** Changes in currency exchange rates could reduce or increase investment gains or investment losses, in some cases significantly.
- **Investment Fund Risk** Investing in other funds involves certain risks an investor would not face if investing in markets directly. Governance of underlying assets can be the responsibility of third-party managers.
- **Investment Leverage Risk** Investment Leverage occurs when the economic exposure is greater than the amount invested, such as when derivatives are used. A Fund that employs leverage may experience greater gains and/or losses due to the amplification effect from a movement in the price of the reference source.
- **Liquidity Risk** Liquidity Risk is the risk that a Fund may encounter difficulties meeting its obligations in respect of financial liabilities that are settled by delivering cash or other financial assets, thereby compromising existing or remaining investors.
- **Operational Risk** Operational risks may subject the Fund to errors affecting transactions, valuation, accounting, and financial reporting, among other things.
- **Real Estate Investments Risk** Real estate and related investments can be negatively impacted by any factor that makes an area or individual property less valuable.

Charges

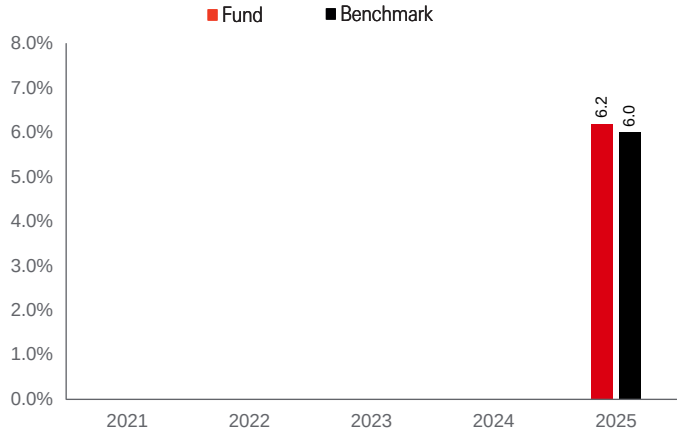
The charges you pay are used to pay the running costs of the Fund, including the marketing and distribution costs. These charges reduce the potential growth of the investment.

One-off charges taken before or after you invest	
Entry charge	0.00%
Exit charge	0.00%
This is the maximum that might be taken out of your money before it is invested or before the proceeds of your investment are paid out.	
Charges taken from the Fund over a year	
Ongoing charge	0.30%
Charges taken from the Fund under certain specific conditions	
Performance fee	None

- No entry nor exit charges are payable where investors deal in shares in the secondary market – i.e. where shares are purchased and sold on a stock exchange. In such cases, investors may pay fees charged by their broker. Authorised Participants dealing directly with the Fund may be subject to a Direct Dealing (Cash Transaction) Fee of up to 3.00% on subscriptions and up 3.00% on redemptions.
- A conversion charge may be payable.
- The ongoing charges figure is based on last year's expenses for the year ending 31/12/2025. Charges may vary from year to year.

Further information on Charges can be found in the "Fees and Expenses" section of the Prospectus and the Fund Supplement.

Past Performance



- Past performance is not a guide to future performance; the value of your investment and any income from it can go down as well as up.
- Performance returns are based on the net asset value with distributable income reinvested. Past performance takes account of all ongoing charges but not entry, exit or conversion charges.
- The past performance of this share class is calculated in USD.
- The investment benchmark for the Fund is the FTSE EPRA NAREIT Develoepd Green EU PAB Index.
- The Fund was launched on 13 March 2024.

Practical Information

Depositary

HSBC Continental Europe.

Further information

Further information about the Company including the Prospectus, the most recent annual and semi-annual reports of the Company and the latest share prices, may be obtained free of charge, in English, from the Administrator by emailing ifsinvestorqueries@hsbc.com, or by visiting www.etf.hsbc.com. The most recent Prospectus is available in English, French and German.

Details of the underlying investments of the fund are available on www.etf.hsbc.com. The indicative intra-day net asset value of the fund is available on at least one major market data vendor terminal such as Bloomberg, as well as on a wide range of websites that display stock market data, including www.reuters.com

This document describes a single share class of a sub-fund of the Company. The Prospectus, annual and semi-annual reports are prepared for the entire Company.

Share classes

It is possible to switch your shares into shares of a different share class or sub-fund within the Company. Details of how to do this are in the "Conversion of Shares - Primary Market" section of the Prospectus.

Remuneration Policy

The up-to-date remuneration policy of the Management Company, including a description of how remuneration and benefits are determined, is available at www.global.assetmanagement.hsbc.com/about-us/governance-structure. A paper copy is available free of charge from the Management Company.

Tax

The Fund is subject to Irish tax regulations. This may have an impact on your personal tax position.

Management Company

HSBC Investment Funds (Luxembourg) S.A. may be held liable solely on the basis of any statement contained in this document that is misleading, inaccurate or inconsistent with the relevant parts of the Prospectus.

Segregated liability

HSBC ETFs PLC is an investment company with segregated liability between sub-funds under Irish law. This means that the holdings of one sub-fund are kept separate from the holdings of the other sub-funds and your investment in the Fund cannot be used to pay the liabilities of any other sub-fund.

The Fund is authorised in Ireland and regulated by the Central Bank of Ireland (CBI).
This key investor information is accurate as at 28 January 2026.