Periodic disclosure for the financial products referred to in Article 8, paragraphs 1, 2 and 2a, of Regulation (EU) 2019/2088 and Article 6, first paragraph, of Regulation (EU) 2020/852

Sustainable investment means an investment in an economic activity that contributes to an environmental or social objective, provided that the investment does not significantly harm any environmental or social objective and that the investee companies follow good governance practices.

The EU Taxonomy is a classification system laid down in Regulation (EU) 2020/852, establishing a list of **environmentally sustainable economic activities.** That Regulation does not lay down a list of socially sustainable economic activities. Sustainable investments with an environmental objective might be aligned with the Taxonomy or not.

Product Name: HSBC FTSE EPRA NAREIT DEVELOPED CLIMATE PARIS ALIGNED UCITS ETF

Legal Entity Identifier: 213800XEE1M9BCGSLO73

Environmental and/or social characteristics

Did this financial product have a sustainable investment objective?

☐ **Yes**	☑ **No**
☐ It made **sustainable investments with an environmental objective: _%**	☑ It **promoted Environmental/ Social (E/S) characteristics and** while it did not have as its objective a sustainable investment, it had a proportion of 38.52% of sustainable investments
☐ in economic activities that qualify as environmentally sustainable under the EU Taxonomy	☐ with an environmental objective in economic activities that qualify as environmentally sustainable under the EU Taxonomy
☐ in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy	☑ with an environmental objective in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy
	☐ with a social objective
☐ It made **sustainable investments with a social objective: _%**	☐ It promoted E/S characteristics, but **did not make any sustainable investments**

Sustainability indicators measure how the environmental or social characteristics promoted by the financial product are attained.

To what extent were the environmental and/or social characteristics promoted by this financial product met?

In replicating the performance of the FTSE EPRA NAREIT Developed Green EU PAB Index (the
"Index"), the Fund promoted the following environmental and/or social characteristics:

- seeking to reduce exposure to transition and physical climate risks and pursuing opportunities arising from the transition to a lower-carbon economy while aligning with the Paris Agreement requirements;
- Seeking an increase in green building certification and energy usage reduction;

The Fund sought to achieve the promotion of these characteristics by replicating the performance of the Index which removed companies based on sustainability exclusionary criteria and United Nations Global Compact exclusionary criteria and which weighted companies in order to achieve a reduction in GHG emisision intensity.

During the reporting period, the Index qualified as an EU Paris-Aligned Benchmark under Title III, Chapter 3a, of Regulation (EU) 2016/1011 and was designated as a reference benchmark for the purpose of attaining the environmental or social characteristics promoted by the Fund.

The Fund did not use derivatives to attain the environmental and/or social characteristics of the Fund.

The performance of the sustainability indicators the Fund used to measure the attainment of the environmental or social characteristics that it promoted can be seen in the table below. The sustainability indicators were calculated by the Investment Manager and utilise data from third party data vendors.

The data can be based on company/issuer disclosures, or estimated by the data vendors in the absence of company/issuer reports. Please note that it was not always possible to guarantee the accuracy, timeliness or completeness of data provided by third party vendors.

How did the sustainability indicators perform?

Indicator	Fund	Broad Market Index
ESG Score	6.52	6.17
GHG Intensity (Scope 1 & 2)	93.12	96.06
Fossil Fuel Reserve Exposures	0.00	0.00

The data is based on the four-quarter average holdings of the financial year ending on 31 December 2024.

Broad Market Index - FTSE EPRA Nareit Global Developed Index

The source used for the GHG Intensity reported is different from the one used by the Index. The Index is using REIT carbon emissions metrics from Measurabl. The Measurabl metric takes into account data such as the carbon per sq foot as well as the floorspace. For more information, please see the index methodology available here: https://www.lseg.com/content/dam/ftse-russell/en_us/documents/ground-rules/ftse-epra-nareit-green-indices-ground-rules.pdf

Fossil Fuel Reserves Exposure is zero as the companies in the Index are from the real estate sector and as such typically do not have direct exposure to fossil fuels.

...and compared to previous periods?

This Fund launched in the reference period, and as such there are no previous periods to compare against.

What were the objectives of the sustainable investments that the financial product partially made and how did the sustainable investment contribute to such objectives?

The objectives of the sustainable investments in the Fund were, amongst others:

1. Companies with sustainable product and/or services or quantifiable projects (e.g. CAPEX, OPEX and Turnover) linked to sustainable goals or outcomes;
2. Companies that demonstrated qualitative alignment and/or convergence with UN Sustainable Development Goals or sustainable themes (e.g. Circular Economy);
3. Companies that were transitioning with credible progress. (e.g the transition to or use of renewable energy or other low-carbon alternatives).

By replicating the performance of the Index, the sustainable investments of the Fund contributed to these sustainable objectives.

How did the sustainable investments that the financial product partially made not cause significant harm to any environmental or social sustainable investment objective?

At each Index review date, companies with the activities and conduct listed below were excluded from the eligible universe, including, but not limited to:

Controversial weapons;
Tobacco;
Thermal coal power generation;
Thermal coal extraction;
Thermal coal supporting services;
Oil & gas generation;
Non-compliance with UN Global Compact Principles;
Non-compliance with the principles of Do No Significant Harm.

In addition, the sustainable investments were deemed by the Investment Manager to not have caused signficiant harm against any environmental or social sustainable investment objective following assessment against the below considerations:

- Banned & controversial weapons involvement;
- Tobacco production revenues above 0%;
- Thermal coal extraction revenues above 10%;
- Thermal coal power generation revenues above 10%;
- Compliance with United Nations Global Compact principles; and
- Involvement in controversies of the highest levels.

By replicating the performance of the Index, the investments of the Fund that were deemed sustainable investments did not cause significant harm to environmental and/or social investment sustainable objective.

How were the indicators for adverse impacts on sustainability factors taken into account?

The mandatory principal adverse impacts (“PAI”) indicators were used in the assessment of business activities of the initial universe of securities. Revenue data, business involvement and other data sources have been considered when assessing each security using minimum thresholds or blanket exclusions on activities identified in relation to these indicators.

Principal adverse impacts are the most significant negative impacts of investment decisions on sustainability factors relating to environmental, social and employee matters, respect for human rights, anti-corruption and anti-bribery matters.

The eligible universe was constructed once thermal coal mining and generation, oil and gas, were screened at a minimum threshold level and controversial weapons (PAI 14) were removed. Securities that have faced very severe and severe controversies pertaining to environmental issues were also removed (PAI 7,8,9).

Embedded in the ESG controversy score is an evaluation of UN Declaration of Human Rights, the ILO Declaration on Fundamental Principles and Rights at Work, and the UN Global Compact which removed securities having faced very severe controversies (PAI 10). The resulting eligible universe was then used to construct the Index using a sophisticated optimisation approach that reduced exposure to carbon intensity (PAI 1,2), reduced fossil fuel exposure (PAI 2,4) and increased exposure to securities with credible emission reduction targets (PAI 1,2,3,4,5). The optimisation also applied overweighting of companies providing sustainable/green solutions (PAI 7,8,9) and those providing green revenues. No optional indicators were taken into account.

Were sustainable investments aligned with the OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights? Details:

The Index methodology incorporated the assessment of whether companies met global standards such as the United Nations Global Compact Principles ("UNGC") or the Organisation for Economic Cooperation and Development ("OECD") Guidelines for Multinational Enterprises. This is part of the 'human rights and community' pillar in the social pillar of the FTSE Russell ESG ratings model. Further information on controversies and human rights in FTSE Russell indices is available on the Index provider's website.

The EU Taxonomy sets out a "do no significant harm" principle by which Taxonomy-aligned investments should not significantly harm EU Taxonomy objectives and is accompanied by specific Union criteria.

The "do no significant harm" principle applies only to those investments underlying the financial product that take into account the Union criteria for environmentally sustainable economic activities. The investments underlying the remaining portion of this financial product do not take into account the Union criteria for environmentally sustainable economic activities.

Any other sustainable investments must also not significantly harm any environmental or social objectives.

How did this financial product consider principal adverse impacts on sustainability factors?

The mandatory principal adverse impacts ("PAI") indicators were used in the assessment of business activities of the initial universe of securities. Revenue data, business involvement and other data sources have been considered when assessing each security using minimum thresholds or blanket exclusions on activities identified in relation to these indicators.

The eligible universe was constructed once thermal coal mining and generation, oil and gas, were screened at a minimum threshold level and controversial weapons (PAI 14) were removed. Securities that have faced very severe and severe controversies pertaining to environmental issues were also removed (PAI 7,8,9).

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What were the top investments of this financial product?

The list includes the investments constituting **the greatest proportion of investments** of the financial product during the reference period which is: Based on the four-quarter average holdings of the reference period as at 31/12/2024

Largest Investments	Sector	% Assets	Country
Equinix, Inc.	Real Estate	5.90%	United States of America
Prologis, Inc.	Real Estate	4.63%	United States of America
Public Storage	Real Estate	4.08%	United States of America
AvalonBay Communities, Inc.	Real Estate	3.68%	United States of America
Equity Residential	Real Estate	3.50%	United States of America
Alexandria Real Estate Equities, Inc.	Real Estate	3.28%	United States of America
Digital Realty Trust, Inc.	Real Estate	2.96%	United States of America
Welltower Inc.	Real Estate	2.59%	United States of America
Essex Property Trust, Inc.	Real Estate	2.45%	United States of America
Host Hotels & Resorts, Inc.	Real Estate	2.27%	United States of America
Invitation Homes, Inc.	Real Estate	2.25%	United States of America
SEGRO plc	Real Estate	2.22%	United Kingdom of Great Britain and Northern Ireland
Vonovia SE	Real Estate	2.10%	Germany
Extra Space Storage Inc.	Real Estate	1.82%	United States of America
Sumitomo Realty & Development Co., Ltd.	Real Estate	1.60%	Japan

Cash and derivatives were excluded

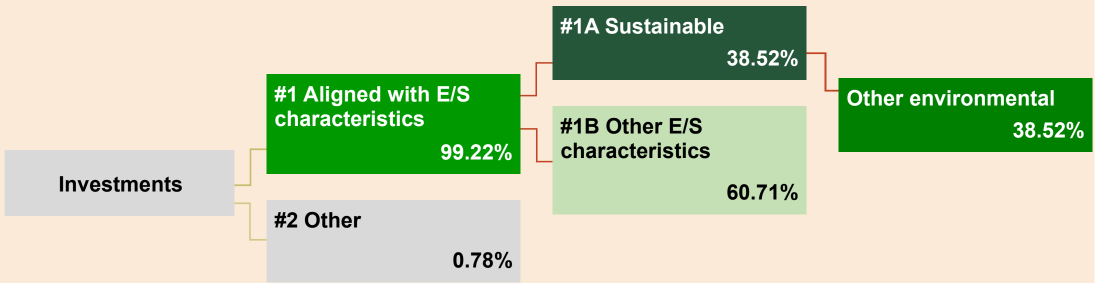
What was the proportion of sustainability-related investments?

38.52% of the portfolio was invested in sustainable investments.

As an Article 8 fund under SFDR, the Fund committed that a minimum proportion of 98.27% of its net assets would promote E/S characteristics. This minimum proportion was based on an estimate at the time of the Fund's approval by the Central Bank of Ireland. Since the Fund launched, its actual level of investments promoting E/S characteristics has been very close to this minimum. However, HSBC believes there should be an appropriate space between the minimum commitment level and the actual level achieved to ensure that the minimum commitment level can be maintained over time and the minimum commitment has therefore been adjusted to 80%.

Asset allocation describes the share of investments in specific assets.

What was the asset allocation?



#1 Aligned with E/S characteristics includes the investments of the financial product used to attain the environmental or social characteristics promoted by the financial product.

#2 Other includes the remaining investments of the financial product which are neither aligned with the environmental or social characteristics, nor are qualified as sustainable investments.

The category **#1 Aligned with E/S characteristics** covers:
- The sub-category **#1A Sustainable** covers environmentally and socially sustainable investments.
- The sub-category **#1B Other E/S characteristics** covers investments aligned with the environmental or social characteristics that do not qualify as sustainable investments.

*A company or issuer considered as a sustainable investment may contribute to both a social and environmental objective, which can be aligned or non-aligned with the EU Taxonomy. The figures in the above diagram take this into account, but one company or issuer may only be recorded once under the sustainable investments figure (#1A Sustainable).

The percentages of Taxonomy-aligned and Other Environmental, do not equal #1A Sustainable investment due to differing calculation methodologies of sustainable investments and Taxonomy-aligned investments.

In which economic sectors were the investments made?

Sector / *Sub-Sector*	**% Assets**
Real Estate	99.07%
Cash & Derivatives	0.77%
Health Care	0.16%
Total	100.00%

To comply with the EU Taxonomy, the criteria for **fossil gas** include limitations on emissions and switching to fully renewable power or low-carbon fuels by the end of 2035. For **nuclear energy**, the criteria include comprehensive safety and waste management rules.

To what extent were sustainable investments with an environmental objective aligned with the EU Taxonomy?

The Fund did not make sustainable investments aligned with the EU Taxonomy.

Did the financial product invest in fossil gas and/or nuclear energy related activities complying with the EU Taxonomy[1]?

☐ Yes:

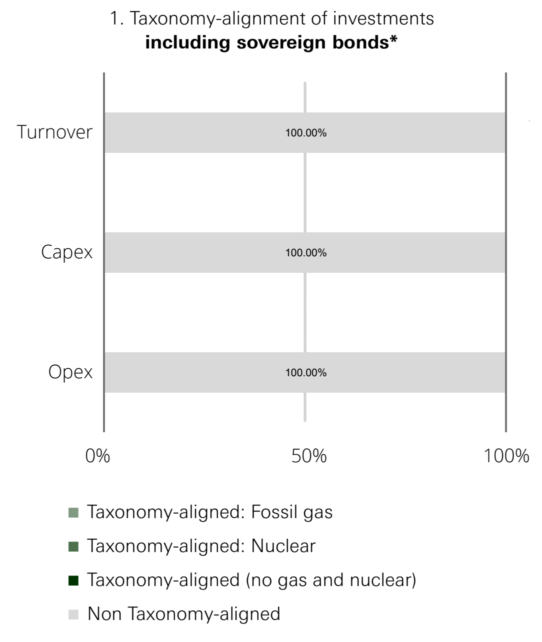
☐ In fossil gas ☐ In nuclear energy

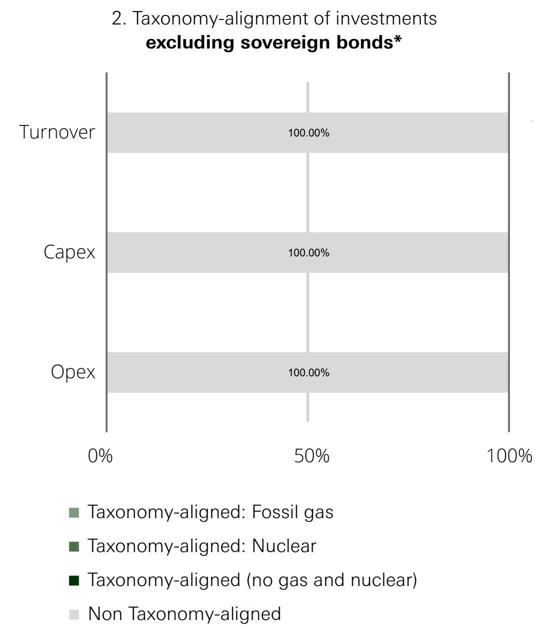
☑ No

[1] Fossil gas and/or nuclear related activities will only comply with the EU Taxonomy where they contribute to limiting climate change ("climate change mitigation") and do no significant harm to any EU Taxonomy objective - see explanatory note in the left hand margin. The full criteria for fossil gas and nuclear energy economic activities that comply with the EU Taxonomy are laid down in Commission Delegated Regulation (EU) 2022/1214.

Taxonomy-aligned activities are expressed as a share of:
- **turnover** reflects the "greenness" of investee companies today.
- **capital expenditure** (CapEx) shows the green investments made by investee companies, relevant for a transition to a green economy.
- **operational expenditure** (OpEx) reflects the green operational activities of investee companies.

The graphs below show in green the percentage of investments that were aligned with the EU Taxonomy. As there is no appropriate methodology to determine the taxonomy-alignment of sovereign bonds*, the first graph shows the Taxonomy alignment in relation to all the investments of the financial product including sovereign bonds, while the second graph shows the Taxonomy alignment only in relation to the investments of the financial product other than sovereign bonds.





This graph represents 100.0% of the total investments.

* *For the purpose of these graphs, 'sovereign bonds' consist of all sovereign exposures.*

Transitional activities are activities for which low-carbon alternatives are not yet available and among others have greenhouse gas emission levels corresponding to the best performance.

What was the share of investments made in transitional and enabling activities?

For the reference period the Fund's share of investment in transitional activities was 0.00% and the share of investment in enabling activities was 0.00%.

Enabling activities directly enable other activities to make a substantial contribution to an environmental objective.

How did the percentage of investments that were aligned with the EU Taxonomy compare with previous reference periods?

Indicator	2023-24	2022-23
Revenue - Taxonomy-aligned: Fossil gas	0.00%	No Data
Revenue - Taxonomy-aligned: Nuclear	0.00%	Available
Revenue - Taxonomy-aligned (no gas and nuclear)	0.00%	
Revenue - Non Taxonomy-aligned	100.00%	
CAPEX - Taxonomy-aligned: Fossil gas	0.00%	
CAPEX - Taxonomy-aligned: Nuclear	0.00%	
CAPEX - Taxonomy-aligned (no gas and nuclear)	0.00%	
CAPEX - Non Taxonomy-aligned	100.00%	
OPEX - Taxonomy-aligned: Fossil gas	0.00%	
OPEX - Taxonomy-aligned: Nuclear	0.00%	
OPEX - Taxonomy-aligned (no gas and nuclear)	0.00%	
OPEX - Non Taxonomy-aligned	100.00%	

are sustainable investments with an environmental objective that **do not take into account the criteria for** environmentally sustainable economic activities under Regulation (EU) 2020/852.

What was the share of sustainable investments with an environmental objective not aligned with the EU Taxonomy?

The sustainable investments with an environmental objective not aligned with the EU Taxonomy were 38.52%. Due to lack of coverage and data, the Fund did not commit to making any EU Taxonomy aligned investments.

What was the share of socially sustainable investments?

The Fund did not invest in socially sustainable investments.

What investments were included under "other", what was their purpose and were there any minimum environmental or social safeguards?

Cash and other instruments such as American Depositary Receipts, European Depositary Receipts and Global Depositary Receipts, Eligible Collective Investment Schemes and/or financial derivative instruments may have been used for liquidity, hedging and efficient portfolio management in respect of which there were no minimum environmental and/or social safeguards.

What actions have been taken to meet the environmental and/or social characteristics during the reference period?

The Fund was passively managed and aimed to replicate the net total return performance of the Index.

The Index was constructed from the FTSE EPRA Nareit Global Developed Index (the "Parent Index"). 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. In doing so, the Index excludes companies involved in certain business activities. In addition, the Index also applies green building certification and energy usage targets.

HSBC Asset Management is a signatory of the UN Principles of Responsible Investment and UK Stewardship Code. The HSBC Asset Management's stewardship team met with companies regularly to improve the understanding of their business and strategy, signal support or concerns we have with management actions and promote best practice.

Further information on shareholder engagement and voting policy can be found on our website: https://www.assetmanagement.hsbc.co.uk/en/individual-investor/about-us/responsible-investing/policies.

How did this financial product perform compared to the reference benchmark?

See below for details on how the Fund performed compared to the reference benchmark.

Reference benchmarks are indexes to measure whether the financial product attains the environmental or social characteristics that they promote.

- ***How does the reference benchmark differ from a broad market index?***

The Index is based on the FTSE EPRA Nareit Developed Index (the "Parent Index") and follows the FTSE EPRA Nareit Green Index Series ground rules. At each index review date, companies with the activities and conduct listed below are excluded from the eligible universe. Data is sourced from Sustainalytics:

Baseline exclusions
- Controversial weapons – 0%.
- Tobacco –0%.

Climate activity exclusions
- Thermal Coal Power Generation – 0%.
- Thermal Coal extraction – 0%.
- Thermal Coal Supporting Services – 0%.
- Oil & Gas Generation – 0%.

Conduct-related exclusions
- Non-compliance with UN Global Compact Principles.
- Non-compliance with the principles of Do No Significant Harm.

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. Moreover, the index takes into consideration constraints, including country and industry banding constraints.

- ***How did this financial product perform with regard to the sustainability indicators to determine the alignment of the reference benchmark with the environmental or social characteristics promoted?***

In seeking to achieve its investment objective, the Fund invest in the constituents of the Index in generally the same proportions in which they are included in the Index.

In doing so, the perfromance of the sustainability indicators of the Fund, was close to the performance of the sustainability indicators of the Index, as shown below.

How did this financial product perform compared with the reference benchmark?

Indicator	Fund	Reference Benchmark
ESG Score	6.52	6.52
GHG Intensity (Scope 1 & 2)	93.12	93.24
Fossil Fuel Reserve Exposures	0.00	0.00

The data is based on the four-quarter average holdings of the financial year ending on 31 December 2024.

Reference Benchmark - FTSE EPRA Nareit Developed Green EU PAB Index Net

The source used for the GHG Intensity reported is different from the one used by the Index. The Index is using REIT carbon emissions metrics from Measurabl. The Measurabl metric takes into account data such as the carbon per sq foot as well as the floorspace. For more information, please see the index methodology available here: https://www.lseg.com/content/dam/ftse-russell/en_us/documents/ground-rules/ftse-epra-nareit-green-indices-ground-rules.pdf

Fossil Fuel Reserves Exposure is zero as the companies in the Index are from the real estate sector and as such typically do not have direct exposure to fossil fuels.

How did this financial product perform compared with the broad market index?

Indicator	Fund	Broad Market Index
ESG Score	6.52	6.17
GHG Intensity (Scope 1 & 2)	93.12	96.06
Fossil Fuel Reserve Exposures	0.00	0.00

The data is based on the four-quarter average holdings of the financial year ending on 31 December 2024.

Broad Market Index - FTSE EPRA Nareit Global Developed Index

The source used for the GHG Intensity reported is different from the one used by the Index. The Index is using REIT carbon emissions metrics from Measurabl. The Measurabl metric takes into account data such as the carbon per sq foot as well as the floorspace. For more information, please see the index methodology available here: https://www.lseg.com/content/dam/ftse-russell/en_us/documents/ground-rules/ftse-epra-nareit-green-indices-ground-rules.pdf

Fossil Fuel Reserves Exposure is zero as the companies in the Index are from the real estate sector and as such typically do not have direct exposure to fossil fuels.