HSBC Asset Management

HSBC ETFs PLC

HSBC FTSE EPRA NAREIT DEVELOPED ISLAMIC UCITS ETF

Marketing communication | Monthly report 31 August 2026 | **HIND LN | USD (Acc)**

This product is based overseas and is not subject to UK sustainable investment labelling and disclosure requirements.

Investment objective

The Fund aims to track as closely as possible the returns of the FTSE EPRA Nareit IdealRatings Developed Islamic Index (the Index).

Investment strategy

The Index is a subset of the FTSE EPRA Nareit Developed Index (Parent Index), and includes REITs and Real Estate Holding and Developing companies in developed markets, that comply with Shariah investment principles, as defined by the Index Provider.
The Index is constructed by applying Business Activities and Financial Screening according to the FTSE IdealRatings Islamic Indexes Screening Guide to the Parent Index. By applying Business Activities Screening, for example, investment will not be permitted in companies deriving more than 5% of their total revenue, or in REITs that generate income, through tenants operating in any of the specified business activities; such as, defense or weapons, alcohol or pork-related products.
The Fund will be passively managed and will aim to invest in the shares of the companies in generally the same proportion as in the Index.
The Shariah committee monitors the Fund periodically and issues an annual Shariah certificate on the Fund's compliance with Shariah principles.
The Fund may invest up to 35% of its assets in securities from a single issuer during exceptional market conditions.
See the Prospectus for a full description of the investment objectives and derivative usage."

Main risks

- The value of investible securities can change over time due to a wide variety of factors, including but not limited to: political and economic news, government policy, changes in demographics, cultures and populations, natural or human-caused disasters etc.
- 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.
- To the extent that the Fund seeks to replicate index performance by holding individual securities, there is no guarantee that its composition or performance will exactly match that of the target index at any given time ("tracking error").

Fund facts

Fund manager	HSBC Global Asset Management (UK) Limited
Custodian	HSBC Continental Europe
Fund administrator	HSBC Securities Services (Ireland) DAC

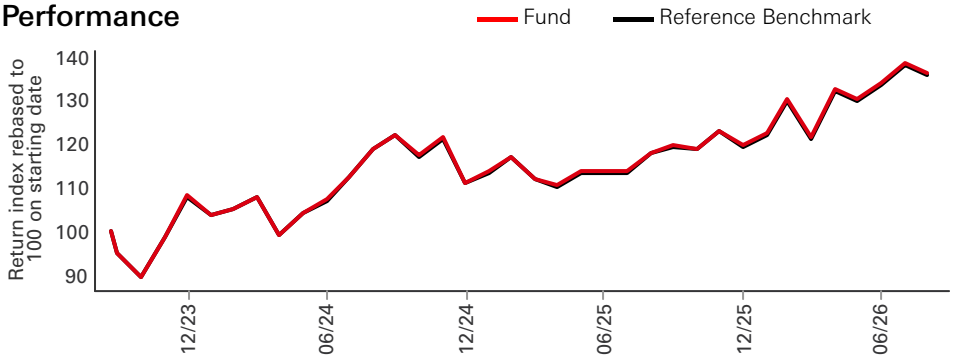
Share class details

Key metrics	
NAV per share	**USD 16.26**
Performance 1 month	**-1.63%**
Fund facts	
UCITS V compliant	**Yes**
UK reporting fund status (UKRS)	**Yes**
ISA eligible	**Yes**
Dividend treatment	**Accumulating**
Dividend currency	**USD**
Fund base currency	**USD**
Share class base currency	**USD**
Domicile	**Ireland**
Inception date	**20 September 2023**
Shares outstanding	**1,267,500**
Fund size	**USD 20,779,912**
Reference benchmark	**100% FTSE EPRA Nareit IdealRatings Developed Islamic Index**
Replication method	**Physical- Full**
SIPP eligible	**Yes**
Issuer	**HSBC ETFs PLC**
Fiscal year end	**Dec**
Fees and expenses	
Ongoing charge figure[1]	**0.350%**
Codes	
ISIN	**IE000U679IT9**
SEDOL	**BN6L1X7**

[1]Ongoing Charges Figure is based on expenses over a year. The figure includes annual management charge but not the transaction costs. Such figures may vary from time to time.

Past performance does not predict future returns. The figures are calculated in the share class base currency, dividend reinvested, net of fees.
This is a marketing communication. Please refer to the prospectus and to the KID before making any final investment decisions.
For definition of terms, please refer to the Glossary QR code and Prospectus.
Source: HSBC Asset Management, data as at 31 August 2026

Performance



Performance (%)	YTD	1 month	3 months	6 months	1 year	3 years ann	5 years ann	Since inception ann
Fund	**13.67**	**-1.63**	**4.41**	**4.66**	**15.30**	**--**	**--**	**11.02**
Reference Benchmark	13.53	-1.71	4.30	4.52	15.06	--	--	10.86
Tracking difference	0.15	0.08	0.11	0.14	0.23	--	--	0.16
Tracking error	--	--	--	--	0.15	--	--	0.14

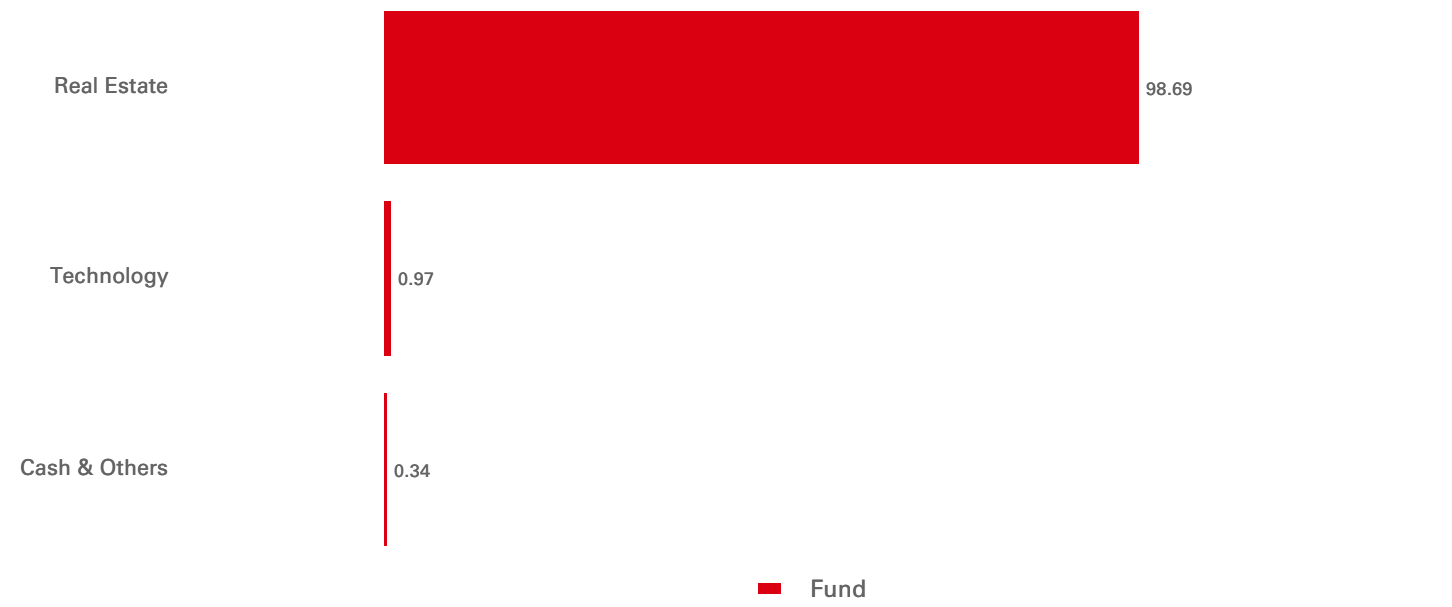
Rolling performance (%)	31/08/25-31/08/26	31/08/24-31/08/25	31/08/23-31/08/24	31/08/22-31/08/23	31/08/21-31/08/22
Fund	**15.30**	**-0.64**	**--**	**--**	**--**
Reference Benchmark	15.06	-0.83	--	--	--

Equity characteristics	Fund	Reference Benchmark
No. of holdings ex cash	59	59
Average market cap (USD Mil)	75,416	75,391
Price/earning ratio	33.40	33.39

Benchmark information

Index name	100% FTSE EPRA Nareit IdealRatings Developed Islamic Index
Index currency	USD
Benchmark type	Net Return
TR Index Bloomberg Ticker	ENGLIRN
TR Index Reuters RIC	.TFTENGLIRNU

Sector allocation (%)



Past performance does not predict future returns. The figures are calculated in the share class base currency, dividend reinvested, net of fees.
Source: HSBC Asset Management, data as at 31 August 2026

Geographical allocation (%)

Top 10 holdings	Sector	Weight (%)
Welltower Inc	Real Estate	19.56
Prologis Inc	Real Estate	15.49
Simon Property Group Inc	Real Estate	7.95
Digital Realty Trust Inc	Real Estate	7.87
Vivmark Residential	Real Estate	5.78
Ventas Inc	Real Estate	5.16
Iron Mountain Inc	Real Estate	3.99
Essex Property Trust Inc	Real Estate	2.12
Segro PLC	Real Estate	2.06
Invitation Homes Inc	Real Estate	2.02

Top 10 holdings exclude holdings in cash and cash equivalents and money market funds.

Exchange name	Listing date	Trading currency	Trading hours	Bloomberg ticker	Reuters RIC	iNAV Bloomberg	iNAV Reuters
LONDON STOCK EXCHANGE	22 Sep 2023	USD	--	HIND LN	HIND.L	HINDUSIV	HINDUSDINAV =SOLA
SIX SWISS EXCHANGE		USD	--	--	--	--	--
DEUTSCHE BOERSE AG-XETRA		EUR	--	H41W GY	H41W.DE	H41WEUIV	H41WEURINAV =SOLA
LONDON STOCK EXCHANGE	22 Sep 2023	GBP	--	HINS LN	HINS.L	HINSGBIV	HINSGBPINAV =SOLA
NYSE EURONEXT - EURONEXT PARIS	13 Mar 2026	EUR	--	HINS FP	HINSH.PA	HINSEUIV	HINSEURINAV =SOLA

Source: HSBC Asset Management, data as at 31 August 2026

Risk disclosures

- 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.
- Real estate and related investments can be negatively impacted by any factor that makes an area or individual property less valuable.
- Where overseas investments are held the rate of currency exchange may cause the value of such investments to go down as well as up.
- Further information on the potential risks can be found in the Key Information Document (KID) and/or the Prospectus or Offering Memorandum.

Index disclaimer

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Source: HSBC Asset Management, data as at 31 August 2026

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E-mail: etf.client.services@hsbc.com
Website: www.etf.hsbc.com
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www.assetmanagement.hsbc.com/uk
To help improve our service and in the interests of security we may record and/or monitor your communication with us.

Fund center

Glossary

www.assetmanagement.hsbc.co.uk/en/api/v1/download/document/gb00b80qg615/gb/en/glossary

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This fund is a sub-fund of HSBC ETFs plc ("the Company"), an investment company with variable capital and segregated liability between sub-funds, incorporated in Ireland as a public limited company, and is authorised by the Central Bank of Ireland. The company is constituted as an umbrella fund, with segregated liability between sub-funds. Shares purchased on the secondary market cannot usually be sold directly back to the Company. Investors must buy and sell shares on the secondary market with the assistance of an intermediary (e.g. a stockbroker) and may incur fees for doing so. In addition, investors may pay more than the current Net Asset Value per share when buying shares and may receive less than the current Net Asset Value per Share when selling them. UK based investors in HSBC ETFs plc are advised that they may not be afforded some of the protections conveyed by the Financial Services and Markets Act (2000), ("the Act"). The Company is recognised in the United Kingdom by the Financial Conduct Authority under section 264 of the Act. The shares in HSBC ETFs plc have not been and will not be offered for sale or sold in the United States of America, its territories or possessions and all areas subject to its jurisdiction, or to United States Persons. Affiliated companies of HSBC Global Asset Management (UK) Limited may make markets in HSBC ETFs plc. All applications are made on the basis of the current HSBC ETFs plc Prospectus, relevant Key Investor Information Document ("KIID"), Supplementary Information Document (SID) and Fund supplement, and most recent annual and semi-annual reports, which can be obtained upon request free of charge from HSBC Global Asset Management (UK) Limited, 8 Canada Square, Canary Wharf, London, E14 5HQ. UK, or from a stockbroker or financial adviser.
Investors and potential investors should read and note the risk warnings in the prospectus, relevant KIID and Fund supplement (where available) and additionally, in the case of retail clients, the information contained in the supporting SID.
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. Details of the underlying investments of the fund are available on www.etf.hsbc.com.
The most recent Prospectus is available in English, German and French. Key Investor Information Document (KID) are available in the local language where they are registered.
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.
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Further Information can be found in the prospectus and in our Key Investor Information Documents published in our Fund Centre at www.assetmanagement.hsbc.co.uk
Term: The management company cannot terminate the Fund unilaterally. The Board of Directors may furthermore decide to liquidate the Fund in certain circumstances set out in the prospectus and articles of incorporation of the Fund.Further additional and complete information (including but not limited to) investor rights, costs and charges, please refer to the prospectus.

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