

# 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 GLOBAL INVESTMENT FUNDS - GLOBAL REAL ESTATE EQUITY

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

Class:ZBFIX8.5JPY  
ISIN:LU2080399624

## Objectives and Investment Policy

### Investment Objective:

The Fund aims to provide long term capital growth and income by investing worldwide in shares of companies related to the real estate industry, while promoting environmental, social and governance (ESG) characteristics within the meaning of Article 8 of SFDR. The Fund aims to do this with a lower carbon intensity and a higher ESG score, calculated as a weighted average of the ESG scores of the Fund's investments, than the weighted average of the constituents of the reference benchmark.

The Fund promotes ESG characteristics within the meaning of Article 8 of SFDR. More information on HSBC Global Asset Management's responsible investing policies is available at [www.assetmanagement.hsbc.com/about-us/responsible-investing](http://www.assetmanagement.hsbc.com/about-us/responsible-investing).

### Investment Policy:

In normal market conditions, the Fund will invest at least 90% of its assets in shares of companies of any size related to the real estate industry and/or Real Estate Investment Trusts based in developed markets and emerging markets.

The Fund includes the identification and analysis of an issuer's ESG credentials as an integral part of the investment decision making process to help assess risks and potential returns. ESG credentials may include environmental and social factors, and corporate governance practices. Companies and/or issuers considered for inclusion within the Fund's portfolio will be subject to excluded activities in accordance with HSBC Asset Management's Responsible Investment Policies, which may change from time to time. Please refer to the Prospectus for more details on ESG credentials and excluded activities.

ESG credentials, excluded activities and the need for enhanced due diligence may be identified and analysed using both HSBC's proprietary ESG Materiality Framework as well as research & information provided by financial and non-financial data providers. The Fund may invest up to 20% in China A and China B-shares. For China A-shares, up to 10% through the Shanghai-Hong Kong Stock Connect and the Shenzhen-Hong

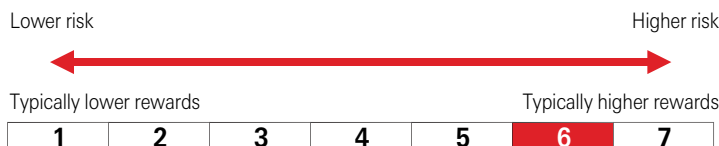
Kong Stock Connect, up to 10% in CAAPs and up to 10% in CAAPs issued by any single issuer.

The Fund may invest up to 10% of its assets in other funds and may also invest in bank deposits and money market instruments for treasury purposes.

The Fund may also invest in derivatives and may use them for hedging, efficient portfolio management and cashflow management purposes. Derivatives will not be used extensively for investment purposes. Derivatives may also be embedded in other instruments used by the Fund.

- ◆ The Fund may enter into securities lending transactions for up to 29% 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 JPY.
- ◆ The Fund is actively managed and does not track a benchmark. The reference benchmark for the Fund is FTSE EPRA Nareit Developed Net Total Return Index USD.
- ◆ The Investment Advisor will use its discretion to invest in securities not included in the reference benchmark based on active investment management strategies and specific investment opportunities. It is foreseen that a significant percentage of the Fund's investments will be components of the reference benchmark. However, their weightings may deviate materially from those of the reference benchmark.
- ◆ Income is distributed.
- ◆ 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



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.

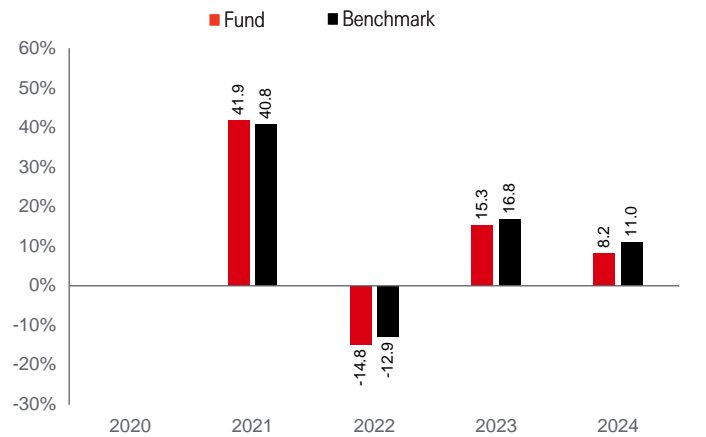
- ◆ **Derivatives Risk** Derivatives can behave unexpectedly. The pricing and volatility of many derivatives may diverge from strictly reflecting the pricing or volatility of their underlying reference(s), instrument or asset.
- ◆ **Exchange Rate Risk** Changes in currency exchange rates could reduce 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	5.00%
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	0.20%
Charges taken from the Fund under certain specific conditions	
Performance fee	None

Past Performance



- ◆ The entry and exit charges shown are the maximum that may be charged. In some cases you may pay less. You can obtain the actual charges from your financial adviser.
- ◆ A conversion charge of up to 1.00% of the Net Asset Value of the Shares which are being converted may be payable to the relevant distributor.
- ◆ The ongoing charges figure is based on last year’s expenses for the year ending 31/03/2025. Charges may vary from year to year.

Further information on Charges can be found in the “Charges and Expenses” section of the Fund’s Prospectus.

- ◆ Warning: the performance returns before the change in investment objective(s) on 03 July 2023 were achieved under circumstances that no longer apply.
- ◆ 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 JPY.
- ◆ The reference benchmark for the Fund, for comparison purposes only, is the FTSE EPRA Nareit Developed Net Total Return Index USD.
- ◆ The Fund was launched on 27 March 2015.

Practical Information

**Depository Bank**  
HSBC Continental Europe, Luxembourg.

**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 Registrar and Transfer Agent by emailing [amgtransferagency@lu.hsbc.com](mailto:amgtransferagency@lu.hsbc.com), or by visiting [www.global.assetmanagement.hsbc.com](http://www.global.assetmanagement.hsbc.com). The most recent Prospectus is available in English and German.  
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 “How to convert between Sub-Funds / Classes” 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](http://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 Luxembourg 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 Global Investment Funds is an investment company (“Société d’Investissement à Capital Variable”) with segregated liability between sub-funds under Luxembourg 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 the Grand Duchy of Luxembourg and supervised by the Commission de Surveillance du Secteur Financier (CSSF).  
This key investor information is accurate as at 06 May 2025.