

HSBC PROPERTY INVESTMENT FUND

Accumulator Class
Fund Information Sheet
31 October 2018

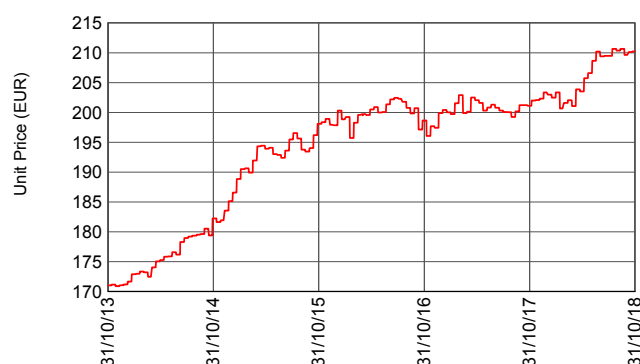
Fund overview

The HSBC Property Investment Fund provides you with an exciting opportunity to invest in property the easy way. The Fund's objective is to deliver long term returns by making investments in UK, European, US, Japanese and other non-European region property funds, Exchange Traded Funds which track property indices and immovable property situated outside Malta. The Fund will aim to maintain a portfolio that is well diversified and offers good opportunities for capital growth and attractive income generation over the longer term. The base currency of the fund is the euro.

The Fund provides access to the growth potential of the international property markets. The portfolio of the Fund will be diversified across regions and types of property. The Fund is managed using a multi-style and multi-manager investment approach, investing in a range of carefully selected best of breed property funds. You will benefit from the extensive research and property market analysis obtained from HSBC Global Asset Management (UK) Limited: Real Estate Multimanager, based in the UK. The Fund offers an income share class, paying dividends on a six monthly basis.

Performance and risk analysis

Fund's Net Asset Value History
over the recommended investment horizon



Net Cumulated performance

| | 1 M | 3 M | YTD | 1 Y | 3 Y | 5 Y |
|------------------------|-------|-------|-------|-------|-------|--------|
| Portfolio | 0.29% | 0.36% | 3.38% | 4.53% | 6.13% | 22.93% |
| Portfolio (annualised) | | | | 4.53% | 2.00% | 4.21% |

Net performance by calendar year

| | 2017 | 2016 | 2015 | 2014 | 2013 |
|-----------|-------|-------|-------|-------|-------|
| Portfolio | 1.74% | 1.03% | 6.87% | 8.14% | 3.49% |

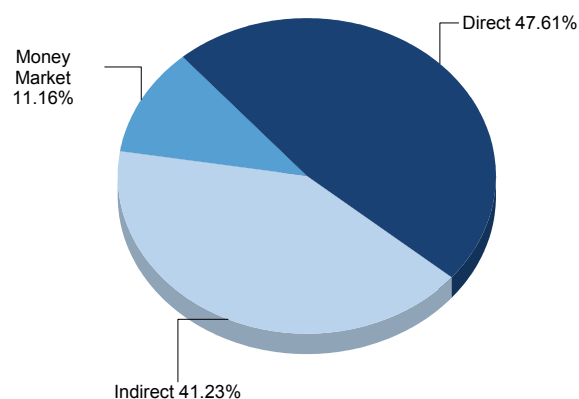
Indicators & ratios

| | 1 Y | 3 Y | 5 Y |
|--------------------|-------|-------|-------|
| Fund's volatility* | 2.65% | 2.91% | 2.99% |
| Sharpe ratio** | 1.81 | 0.51 | 1.22 |

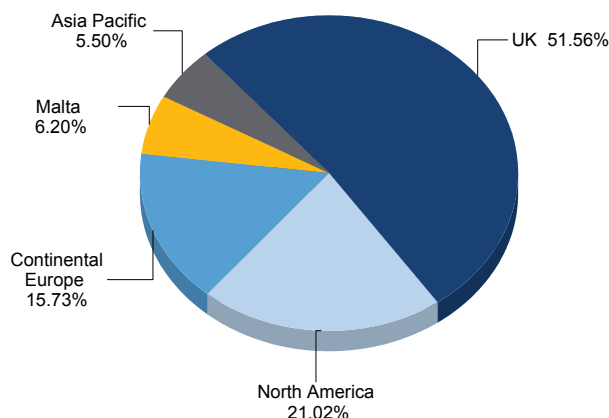
*Volatility measures the relative rate at which the price of a security moves up and down.

**Sharpe Ratio measures risk adjusted performance.

Asset Allocations



Regional Diversification*



*Direct and Indirect Property Investments

Asset allocation Figures shown are based on underlying data which is publicly available at the time of production. This means that, for underlying Funds the details of which are not published on a monthly basis, more historic data may be used. The underlying data are as of 28/09/2018.

Top holdings

| | Weight |
|------------------------------------|--------|
| 1 BLACKROCK UK PROPERTY FUND | 31.50% |
| 2 HSBC OPEN GLB PROPERTY-C INC | 29.99% |
| 3 M&G EUROPEAN PROP-SP INV-C-D | 13.42% |
| 4 ETF VANGUARD GLBL EX US REAL EST | 8.14% |
| 5 MIDI PLC | 3.71% |
| Total | 86.75% |

Source: HSBC Global Asset Management (Malta) Limited. Performance returns are based on a NAV per unit basis, net of fees.

The performance figures displayed in the document relate to the past and past performance should not be seen as an indication of future returns.

Important information

Approved and issued by HSBC Global Asset Management (Malta) Ltd, Business Banking Centre, Mill Street, Qormi QRM 3101, Company Reg No C20653 which is authorised to provide investment services by the Malta Financial Services Authority.

About HSBC Global Asset Management (Malta) Ltd.

HSBC Global Asset Management (Malta) Limited is part of HSBC Global Asset Management (AMG) with US\$468 billion in AUM (as at Jun 2018). Through its network of offices in over 26 countries and territories worldwide, AMG offers clients a diverse range of active and quantitative investment products including equity, fixed income, liquidity, and alternative strategies. HSBC Global Asset Management (Malta) Limited leverages the global footprint of HSBC worldwide, giving it a unique perspective. On the other hand it aims to leverage on its local expertise in delivering consistently strong investment performance in its global range of investment strategies while operating within a defined, disciplined framework. It was incorporated in 1996, and is a wholly owned subsidiary of HSBC Bank Malta p.l.c., managing and distributing over US\$1.3 billion (as at Jun 2018) across retail funds and institutional mandates. Through its collaboration with specialised offices worldwide within AMG, HSBC Global Asset Management (Malta) Limited provides easy and affordable access to a truly global asset management platform. It also boasts of wide experience in managing fixed income and equity on both the Maltese and international fronts.

Contact us

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Important information

This document is produced by HSBC Global Asset Management (France) and distributed by HSBC Global Asset Management (Malta) Limited and is only intended for professional investors as defined by MIFID. The information contained herein is subject to change without notice.

Figures shown in this Fact Sheet are based on underlying data which is publically available at the time of production of the Fact Sheet. This means that for underlying securities which are not valued on a monthly basis more historic data may be used.

The above information is not to be construed as investment advice. Investment should be based upon the full details contained in the Prospectus, which may be obtained from all branches of HSBC Bank Malta p.l.c.. The performance figures quoted refer to the past and past performance is not a guarantee of future performance or a reliable guide to future performance. The value of the investment can go down as well as up. There is no guarantee that the value of the Fund's investment will be reflected in the actual value of the property. Furthermore, investment in property is by nature illiquid and there is no guarantee that withdrawals can be made from the Fund on every dealing day. Real estate property is inherently subjective as regards values or is a matter of the valuer's opinion. Currency fluctuations may affect the value of the investment.

*Any sharp fluctuations in the performance of the fund over a period of time are not necessarily represented in the rates indicated, which are gross of any tax. The initial fee charged at the time of the initial purchase for an investment will be deducted from the invested amount, therefore lowering the size of your investment. The HSBC Malta Funds SICAV p.l.c. is licensed by the Malta Financial Services Authority.

The fund's investments may involve market fluctuations and currency, volatility, liquidity, credit/counterparty, regulatory and political risks. Further information on the risk profile and the risk management systems to manage the risks will be included in the annual reports. Investors and potential investors should read and note the risk factors in the prospectus. Direct borrowing for investment purposes, underwriting of securities, and leverage via the use of derivatives is not allowed. Direct borrowing up to 100% of Net Asset Value is only allowed for liquidity purposes.

The fund is structured as a Professional Investor Fund and may only be offered to experienced investors. Experienced investors are considered as persons having the experience and knowledge to be in a position to make their own investment decisions and understand the risks involved.

Non contractual document, updated on 23/11/2018

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Fund Details

| | |
|---|--------------|
| Fund size in millions (EUR) | 4.61 |
| Net asset value (EUR) | 210.23 |
| Total number of holdings | 13 |
| Risk Profile | Adventurous |
| Investment horizon | 5 years |
| Launch date | 29/01/2007 |
| Base Currency | EUR |
| Valuation | Fortnightly |
| Minimum Initial Investment (EUR) | 10,000 |
| ISIN Code | MT7000001954 |
| Bloomberg Ticker | HSBPIFA MV |
| Fees | |
| Annual management fee | 0.875% |
| Initial Fee / Exit Fee | 2.50% / Nil |