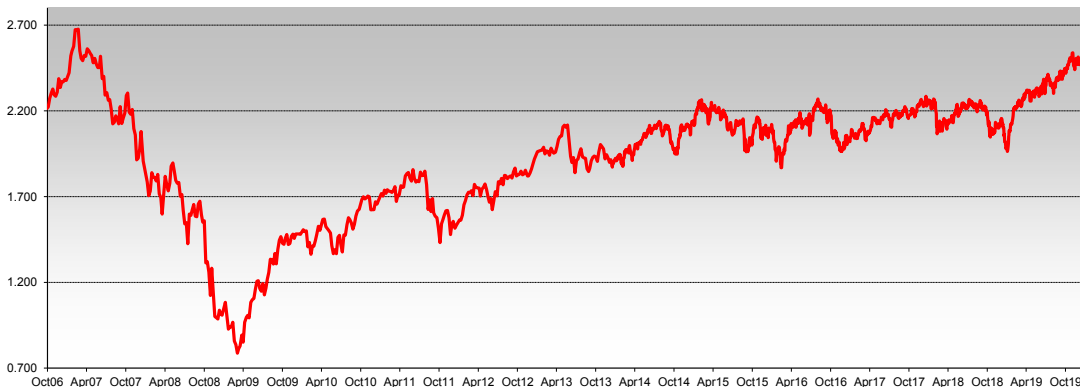


## Investment Objective

The Fund seeks to achieve long-term capital growth expressed in euro by primarily investing in equity securities of property companies worldwide through investment in an underlying fund or funds. The underlying fund may invest in financial derivatives, other financial instruments and engage in leverage which may result in the overall risk exposure of the underlying fund to exceed their total net assets. For the full investment objectives, investment policy and risk factors of the underlying fund please consult the current prospectus. For operational purposes the HLM Fund may hold a proportionately small amount of its holdings in cash.

## Performance History in EUR (Bid Price)



Cumulative Performance	Last 3 months	Last 6 months	Last 12 months	Last 3 years	Last 5 years	Since Launch	Annualised Since Launch
	-0.76%	6.00%	17.39%	22.05%	12.26%	12.57%	0.89%
Calendar Year Performance	2012	2013	2014	2015	2016	2017	2018
	25.18%	0.21%	11.18%	-1.31%	-3.08%	10.71%	-12.23%

The annualised rate shows the average return per year since the fund's launch. Past Performance Rate is shown net of Annual Management Fee but excludes any other charges and taxes. Past performance is not necessarily a guide to future performance, and the value of the investment can go down as well as up. 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 by the performance rate or by the annualised rate indicated. If the underlying fund is not denominated in Euros then you will be exposed to currency risk due to any fluctuations in the value of euro against the base currency of the underlying fund.

## Fund Data

Fund Launch Date (by HLM)	14 September 2006
Base Currency	EUR
Underlying Fund Name	Schroder ISF Global Cities Real Estate
Underlying Fund Inception	31 October 2005
Underlying Fund Currency	EUR
Underlying Fund size in millions (USD)	344.29

## Portfolio Composition

Region	Top Holdings
Americas	Alexandria Real Estate Equities 4.1%
Europe ex Uk/Middle East	Terreno Reality Corporation Reit 3.9%
Japan	Rexford Industrial Reality 3.7%
Pacific Ex-Japan	Equity Lifestyle Properties 3.4%
Others	Immobiliaria Colonial Socimi 3.0%

For further information about the underlying fund please click here

## Dealing & Prices

Prices	20 Jan 2020	Dealing Information	Fees
BID (EUR)	2.491	Trading Freq. – Daily	Bid-Off Spread 5%
OFFER (EUR)	2.623	Pricing – Forward basis	Allocation Fee variable
		Settlement – Trade date	Annual Management Charge (AMC) (*) 1.50%
			(*) Can be subject to a charge of up to 1.50% as reflected in the Unit Price. Please refer to HLM Fund Prices for details of specific fund AMC.

Factsheets of the underlying Collective Investment Scheme are not within the responsibility of HSBC Life Assurance (Malta) Limited. The details therein would only be current as at the date of the factsheet.



Managed by: Schroder Investment Management.  
As from: January 2009