

Key Information Document

Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

HSBC GLOBAL INVESTMENT FUNDS - GLOBAL REAL ESTATE EQUITY

a sub-fund of HSBC Global Investment Funds, (the "UCITS"). The Fund is managed by HSBC Investment Funds (Luxembourg) S.A., authorised in Grand Duchy of Luxembourg and supervised by Commission de Surveillance du Secteur Financier (CSSF). HSBC Asset Management is the brand name for the asset management business of HSBC Group.

PRIIP Manufacturer: HSBC Investment Funds (Luxembourg) S.A.

Telephone: +352 48 88 961

Production Date: 13 June 2025.

Share Class: ZBFIX8.5JPY

ISIN: LU2080399624

Website: <http://www.assetmanagement.hsbc.com>

What is this product?

Type

The Fund is an investment company incorporated as a société anonyme qualifying as a Société d'Investissement à Capital Variable. The Fund's value is dependent on the performance of the underlying assets and may go up as well as down. Any capital invested in the Fund may be at risk.

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 have a higher ESG score, calculated as a weighted average of the ESG scores given to the companies in which the Fund has invested, 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.

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 aims to have a lower carbon intensity relative to the reference benchmark.

The Fund includes the identification and analysis of an issuer's environmental and social factors and corporate governance practices as an integral part of the investment decision making process. Companies 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 excluded activities.

Environmental and social factors, corporate governance practices, lower carbon intensity and excluded activities and the need for ESG due diligence may be identified and analysed using both HSBC's proprietary ESG Materiality Framework and scores 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.
- ◆ Income is distributed.
- ◆ You may sell your investment on most working days.
- ◆ 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.

Intended Retail Investor

The Fund may be suitable for investors with a long term investment horizon and is intended for investors aiming for exposure to asset classes which may be subject to moderately high volatility. The Fund may be suitable for investors looking for an investment to complement an existing core portfolio or as a standalone investment to gain exposure to a specific asset class.

An investment in the Fund is only suitable for investors who are capable of evaluating the risks and merits of such an investment, and who have sufficient resources to bear any loss as the Fund is not guaranteed and they may receive back less than the amount invested. The Fund is designed for use as part of a diversified investment portfolio. Prospective investors should consult with their financial advisor before making an investment.

Term:

The Fund does not have a maturity date.

The PRIIP Manufacturer 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.

Additional Information:

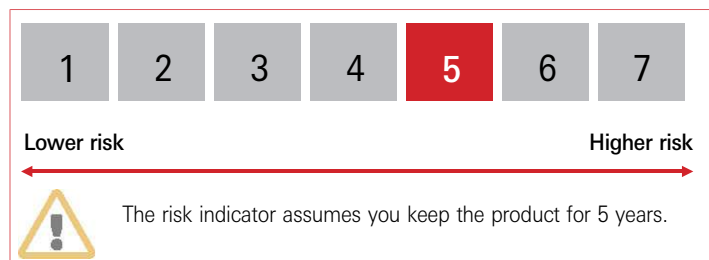
This document describes a single share class of a sub-fund of the Company. Further information about the Company including the Prospectus, the most recent annual and semi-annual reports of the Company and the latest share prices, may be obtained free of charge, in English, from the Registrar and Transfer Agent by emailing amgtransferagency@lu.hsbc.com, or by visiting www.global.assetmanagement.hsbc.com. The most recent Prospectus is available in English and German. The Prospectus, annual and semi-annual reports are prepared for the entire Company.

The Depositary Bank is HSBC Continental Europe, Luxembourg. The Fund's assets are kept safe by the Depositary and are segregated from the assets of other Funds.

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.

What are the risks and what could I get in return?

Risk Indicator



The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you.

Performance Scenarios

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted. The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product and a suitable benchmark over the last 10 years. Markets could develop very differently in the future.

Recommended Holding Period: 5 Years Investment of JPY 100,000		If you exit after 1 year	If you exit after 5 years
Minimum	The Fund is not covered by an investor compensation or guarantee scheme, you may lose some or all of the amount invested.		
Stress Scenario	What you might get back after costs	JPY14,650	JPY30,700
	Average return each year	-85.35 %	-21.04 %
Unfavourable Scenario	What you might get back after costs	JPY71,060	JPY78,100
	Average return each year	-28.94 %	-4.82 %
Moderate Scenario	What you might get back after costs	JPY99,500	JPY124,290
	Average return each year	-0.50 %	4.44 %
Favourable Scenario	What you might get back after costs	JPY150,530	JPY148,270
	Average return each year	50.53 %	8.20 %

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back. The stress scenario shows what you might get back in extreme market circumstances. The unfavourable scenario occurred for an investment between March 2015 and March 2020. The moderate scenario occurred for an investment between May 2016 and May 2021. The favourable scenario occurred for an investment between October 2016 and October 2021. A suitable benchmark was used where the Fund had insufficient history.

What happens if HSBC Investment Funds (Luxembourg) S.A. is unable to pay out?

The Fund's ability to pay out would not be affected by the default of HSBC Investment Funds (Luxembourg) S.A.. The Fund's assets are kept safe by the Depositary Bank and are segregated from the assets of other Funds. This means that the holdings of one Fund are kept separate from the holdings of the other Funds and your investment in the Fund cannot be used to pay the liabilities of any other Fund. There is a potential liability risk for the Depositary if the assets of the Fund are lost. The Depositary is liable in case of its negligent or intentional failure to properly fulfil its obligations pursuant to the 2010 Law.

In the event of a bankruptcy or insolvency of the Depositary Bank or other service provider, investors could experience delays (for example, delays in the processing of subscriptions, conversions and redemption of shares) or other disruptions and there may be a risk of default. The Fund is not covered by an investor compensation or guarantee scheme.

What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

Cost over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product does. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed:

- ◆ In the first year you would get back the amount that you invested (0% annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario.
- ◆ JPY 100,000 is invested.

Recommended Holding Period: 5 Years Investment of JPY 100,000		If you exit after 1 year	If you exit after 5 years
Total Costs		5,257 JPY	8,230 JPY
Annual cost impact % *		5.3%	1.3% each year

* This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 5.79% before costs and 4.44% after costs.

We may share part of the costs with the person selling you the product to cover the services they provide to you. They will inform you of the amount.

These figures include the maximum distribution fee that the person selling you the product may charge up to 5.00%. This person will inform you of the actual distribution fee.

Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	Up to 5.00% of the amount you pay in when entering this investment. In some cases you may pay less. You can obtain the actual charges from your financial adviser.	Up to 5,000 JPY
Exit costs	We do not charge an exit fee for this product, but the person selling you the product may do so.	0 JPY
Ongoing costs taken each year		
Management fees and other administrative or operating costs	0.20% of the value of your investment per year. This figure is based on the last year's expenses for the year ending 31 March 2025.	200 JPY
Transaction costs	0.06%* of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	56 JPY
Incidental costs taken under specific conditions		
Performance Fees	There is no performance fee for this product.	0 JPY

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.

How long should I hold it and can I take money out early?

Recommended Holding Period: 5 years

Investment in this Fund may be appropriate for investors who plan to invest over a long term.

There are no penalties if you wish to redeem your holdings in the Fund prior to the recommended holding period. An exit fee may be applicable, please refer to the "Composition of Costs" table for details.

How can I complain?

Complaints about the product, or the about the conduct of HSBC Investment Funds (Luxembourg) S.A., or the person advising on or selling the product, should be addressed in writing to 18 Boulevard de Kockelscheuer, 1821 Luxembourg, Grand Duchy of Luxembourg, or by e-mail to hifl.complaint@hsbc.com.

Other relevant information

*Note: this figure is based on an incomplete data set and is therefore subject to change. An updated figure will be provided in due course.

Detailed information for article 8 and 9 sustainable investment products, as categorised under the Sustainable Finance Disclosure Regulation (SFDR), including; description of the environmental or social characteristics or the sustainable investment objective; methodologies used to assess, measure and monitor the environmental or social characteristics and the impact of the selected sustainable investments and; objectives and benchmark information, can be found at: <https://www.assetmanagement.hsbc.co.uk/en/intermediary/investment-expertise/sustainable-investments/sustainable-investment-product-offering>

The previous performance scenarios and past performance of the Fund for the previous 4 years can be found in the Fund Centre section of our website by visiting <http://www.assetmanagement.hsbc.com>.

When this product is used as a unit-linked support for a life insurance or capitalization contract, the additional information on this contract, such as the costs of the contract, which are not included in the costs indicated in this document, the contact in the event of a claim and what happens in the event of failure of the insurance company, are presented in the key information document of this contract, which must be provided by your insurer or broker or any other intermediary of insurance in accordance with its legal obligation.