

HSBC PROPERTY INVESTMENT FUND

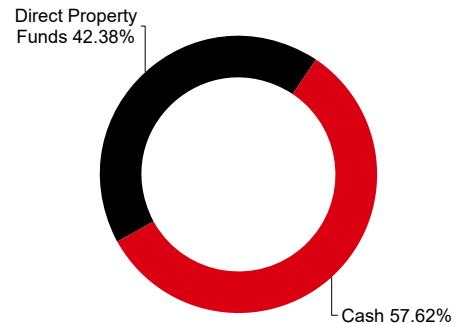
Accumulator Class
Fund Information Sheet
30 April 2020

Fund overview

The HSBC Property Investment Fund provides you with an exciting opportunity to invest in property funds and other property related assets. The Fund's objective is to deliver long term returns by making investments in eligible property funds and property related assets which track property indices and immovable property situated outside Malta. Through a research driven process, the Manager will carefully identify suitable eligible assets to reach the Fund's aim which is to maintain a portfolio that is well diversified and offers good opportunities for capital growth and attractive income generation over the longer term.

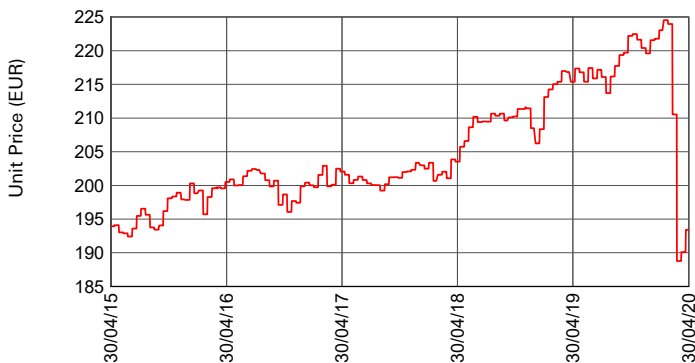
The Fund provides access to the growth potential of the international property markets and the portfolio of the Fund will be diversified across regions and types of property. The Fund offers an income share class and dividends, if declared, will be paid on a six monthly basis. The base currency of the Fund is the Euro.

Asset Allocations

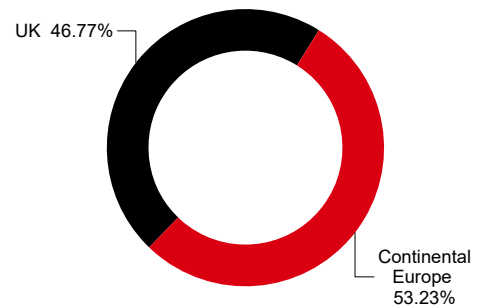


Performance and risk analysis

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



Regional Diversification



Net Cumulated performance

	1 M	3 M	YTD	1 Y	3 Y	5 Y	Inception
Portfolio	2.45%	-13.29%	-12.71%	-10.21%	-4.28%	-0.27%	-16.93%
Portfolio (annualised)				-10.18%	-1.44%	-0.05%	-1.39%
Inception : 30/01/2007							

Net performance by calendar year

	2019	2018	2017	2016	2015
Portfolio	6.27%	2.52%	1.74%	1.03%	6.87%

Indicators & ratios

	1 Y	3 Y	5 Y	Inception
Fund's volatility*	17.14%	10.52%	8.44%	6.13%
Sharpe ratio**	-0.60	-0.08	-0.03	-0.37

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

**Sharpe Ratio measures risk adjusted performance.

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.

Top holdings

	Weight
1 M&G EUROPEAN PROP- X CLASS	22.56%
2 BLACKROCK UK PROPERTY FUND	19.82%
Total	42.38%

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.

Document only intended for Experienced Investors as defined in the MFSA Rules for Professional Investor Funds.

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About HSBC Global Asset Management (Malta) Ltd.

HSBC Global Asset Management (Malta) Ltd. (AMMT) is part of HSBC Global Asset Management (AMG) with over \$470 billion in AUM (as at March 2019). 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. AMMT 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.

AMMT was incorporated in 1996 and licensed as an Alternative Investment Fund Manager in July 2014. Through its collaboration with specialised offices worldwide within AMG, AMMT provides easy and affordable access to a truly global asset management platform. AMMT boasts of wide experience in managing fixed income and equity on both the Maltese and International fronts, managing and distributing over US\$1.4 billion (as at April 2019) across retail funds and institutional mandates. The Company is a wholly owned subsidiary of HSBC Bank Malta p.l.c.

Contact us

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Important information

The Fund is manufactured by HSBC Global Asset Management (Malta) Ltd, Business Banking Centre, 80, Mill Street, Qormi, QRM 3101 ('the Management Company'). The Management Company has appointed HSBC Bank Malta p.l.c, 80, Mill Street, Qormi, QRM 3101, as the Distributor of the Fund. The HSBC Malta Funds SICAV p.l.c. is licensed by the Malta Financial Services Authority ("MFSA").

This document is produced by HSBC Global Asset Management (France) and distributed by HSBC Global Asset Management (Malta) Limited and is only intended for investors who meet the Experienced Investor criteria set out by the MFSA. The information contained herein is subject to change without notice.

The Fund is licensed by the MFSA under the Investment Services Act, 1994 as an Alternative Investment Fund targeting Experienced Investors. 'Experienced Investors' are persons having the expertise, experience and knowledge to be in a position to make their own investment decisions and understand the risks involved. 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.

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.

*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.

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Non contractual document, updated on 18/05/2020

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**** Fund Suspended. The NAV price of the Fund comprises the NAV of the Black Rock UK Property Fund ("Blackrock") as at 31st March 2020, which NAV has been issued with a "Market Valuation Uncertainty" clause and with a disclaimer that such NAV should be regarded as materially uncertain and indicative only. It also stated that when the Blackrock resumes dealing, the NAV may differ.**

Fund Details

Fund size in millions

(EUR) 2.86

Net asset value

(EUR) 193.41**

Total number of holdings

7

Risk Profile

Adventurous

Investment horizon

5 years

Launch date

30/01/2007

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