

HSBC Global Investment Funds - Global Real Estate Equity

Share Class AC

31 Jan 2021

Fund Objective and Strategy

Investment Objective

The Fund aims to provide long term capital growth and income by investing in shares of companies related to the real estate industry worldwide.

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 can 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/or the Shenzhen-Hong Kong Stock Connect, and up to 10% in CAAPs. The Fund may invest up to 10% of its assets in other funds, including HSBC funds. See the Prospectus for a full description of the investment objectives and derivative usage.

Performance (%)	YTD	1M	3M	1Y	3Y ¹	5Y ¹
AC	-0.25	-0.25	17.15	-11.75	0.72	2.02
Reference Benchmark	-0.57	-0.57	16.21	-10.53	1.25	4.49

Rolling Performance (%)	31 Jan 2020-31 Jan 2021	31 Jan 2019-31 Jan 2020	31 Jan 2018-31 Jan 2019	31 Jan 2017-31 Jan 2018	31 Jan 2016-31 Jan 2017
AC	-11.75	9.11	6.12	3.78	4.19
Reference Benchmark	-10.53	10.88	4.63	9.76	9.31

3-Year Risk Measures	AC	Reference Benchmark	Characteristics	Fund	Reference Benchmark
Volatility	19.12%	19.60%	Number of Holdings ex Cash	57	-
Information Ratio	-0.16	-	Avg Market Cap (USD mil)	14,964	15,665
Beta	0.96	-			

Share Class Details	
UCITS V Compliant	Yes
Distribution Type	Accumulating
Dealing Frequency	Daily
Valuation Time	17:00 Luxembourg
Min. Initial Investment	USD 5,000
Ongoing Charge Figure ²	1.901%
Share Class Base Currency	USD
Domicile	Luxembourg
ISIN	LU1163227496
Share Class Inception Date	27 Mar 2015
NAV per Share	USD 10.46
Fund Size	USD 1,412,495,226
Bloomberg Ticker	HGREEAC LX
Reference Benchmark	FTSE EPRA Nareit Developed Net Total Return Index USD
Manager	Nicholas Francis Leming Guy Morrell Tom Carlton

Past performance is not an indicator of future returns. The figures are calculated in the share class base currency, dividend reinvested, net of fees.

UCITS HAVE NO GUARANTEED RETURN AND PAST PERFORMANCE DOES NOT GUARANTEE THE FUTURE ONES

Source: HSBC Global Asset Management, data as at 31 January 2021

Risk Disclosure

- The Fund's unit value can go up as well as down, and any capital invested in the Fund may be at risk.
- The value of investible securities can change over time due to a wide variety of factors, including but not limited to: political and economic news, government policy, changes in demographics, cultures and populations, natural or human-caused disasters etc.
- The Fund may invest in Emerging Markets, these markets are less established, and often more volatile, than developed markets and involve higher risks, particularly market, liquidity and currency risks.
- Derivatives may be used by the Fund, and these 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.
- 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.
- Real estate and related investments can be negatively impacted by any factor that makes an area or individual property less valuable.
- Further information on the Fund's potential risks can be found in the Key Investor Information Document and Prospectus.
- UCITS HAVE NO GUARANTEED RETURN AND PAST PERFORMANCE DOES NOT GUARANTEE THE FUTURE ONES.

¹Result is annualised when calculation period is over one year.

²Ongoing Charges Figure, is based on expenses over a year. The figure includes annual management charge but not the transaction costs. Such figures may vary from time to time.

Monthly Performance Commentary

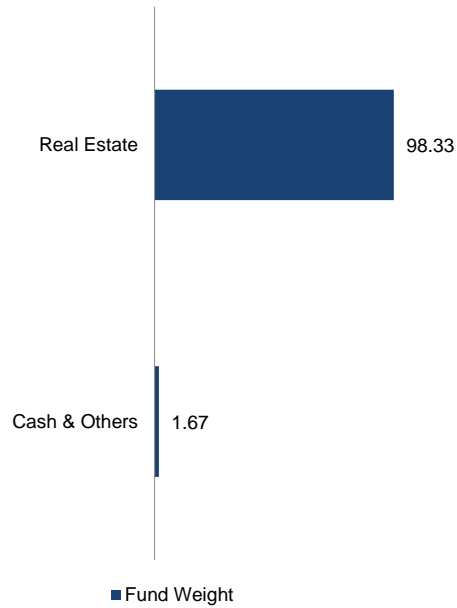
Contributors to relative performance included Japanese holding, UNITED URBAN INVESTMENT CORP (Real Estate) with a total effect of 0.14%. Additionally, USA security, KIMCO REALTY CORP (Real Estate) was in the top two contributors with a total effect of 0.12%.

Detractors included USA security, STORE CAPITAL CORP (Real Estate) with a total effect of -0.14%, and French holding GECINA SA (Real Estate) with a total effect of -0.11%.

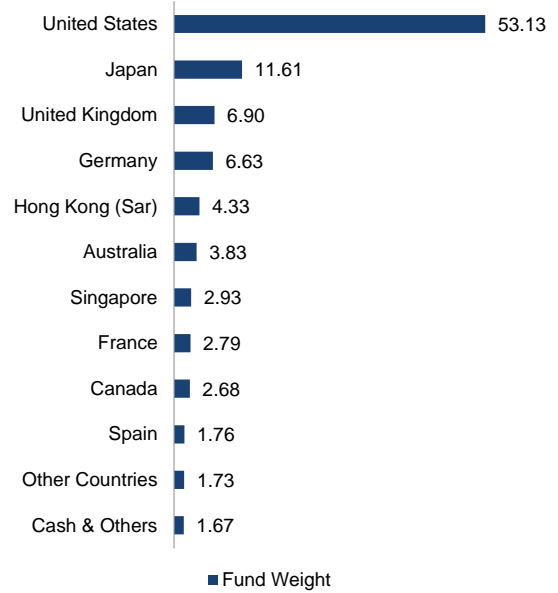
During the period, no positions were initiated or closed.

Sector and country allocation effects are residual to stock selection. At the country level, effects were negative, given an overweight exposure to Germany. At the sector level, effects were negative, given an exposure to undefined.

Sector Allocation (%)



Geographical Allocation (%)



Top 10 Holdings (%)	Location	Sector	Weight (%)
Prologis Inc	United States	Real Estate	4.20
Duke Realty Corp	United States	Real Estate	3.97
CapitaLand Integrated Commerci	Singapore	Real Estate	2.93
CubeSmart	United States	Real Estate	2.75
Deutsche Wohnen SE	Germany	Real Estate	2.67
Camden Property Trust	United States	Real Estate	2.63
Public Storage	United States	Real Estate	2.62
Invitation Homes Inc	United States	Real Estate	2.57
Realty Income Corp	United States	Real Estate	2.27
STORE Capital Corp	United States	Real Estate	2.24

Source: HSBC Global Asset Management, data as at 31 January 2021

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This fund is a sub fund of HSBC Global Investment Funds, a Luxemburg domiciled SICAV.

Before subscription, investors should refer to Key Investor Document (KIID) of the fund as well as its complete prospectus. For more detailed information on the risks associated with this fund, investors should refer to the complete prospectus of the fund

The shares of HSBC Global Investment Funds have not been and will not be offered for sale or sold in the United States of America, its territories or possessions and all areas subject to its jurisdiction, or to United States Persons.

UCITS OFFER NO GUARANTEED RETURN AND PAST PERFORMANCE DOES NOT GUARANTEE THE FUTURE ONE. HSBC Global Asset Management (France) - RCS n°421 345 489 (Nanterre). Portfolio Management Company authorised by the French regulatory body AMF (n° GP-99026). Postal address: 75419 Paris cedex 08 - France. Offices: Immeuble Coeur Défense - 110, esplanade du Général de Gaulle - La Défense 4 - France

Any subscription to any fund described in this document must be made on the basis of the information notice currently in force, which is available upon request from HSBC Global Asset Management (France), the centralising agent or your usual financial service provider or representative or our Web site.

www.assetmanagement.hsbc.com/fr.

Terms of Glossary

Accumulation Share: a type of share where the income earned by the Fund is retained in the Fund

ACD: HSBC Global Asset Management (UK) Limited, the Authorised Corporate Director of the Company

Actively Managed: where the fund manager uses their expertise to pick investments to achieve the fund's objectives

Beta: an historical measure of volatility to measure how a fund moves versus its benchmark (i.e. an Index)

Collective Investment Scheme: a fund that more than one person contributes to with the aim of increasing the value of their investments or receiving income from a pooled investment. A fund manager will invest the pooled money into one or more types of asset, such as stocks, bonds or property

Developed Markets: countries with relatively high levels of personal income and established economies

Emerging Markets (EM): countries that are progressing toward becoming advanced, usually shown by some development in financial markets, the existence of some form of stock exchange and a regulatory body

Equities: shares issued by a company

Futures: a financial contract obligating the buyer to purchase an asset (or the seller to sell an asset), such as a physical commodity or a financial instrument, at a predetermined future date and price

Growth: the increase in the value of investments

Hedge Funds: an investment fund that pools money from investors and invests in a variety of assets, often with complex investment strategies and risk management techniques

Hedge or Hedging: using derivative type investments as a way to reduce risk

Income: money generated by a fund, such as interest from a bond or a dividend from a share, which can be paid out to its investors or paid back into the fund and reinvested

Income Share: the type of Share where the income earned by the Fund is paid out to you

Information Ratio: a measure of the risk-adjusted return of a fund against its benchmark

Market Capitalisation: the total dollar market value of a company's outstanding shares. Commonly referred to as "market cap", it is calculated by multiplying a company's shares outstanding by the current market price of one share

Net Asset Value (NAV): the value of the scheme property of a fund less the liabilities of the fund

Ongoing Charges Figure: a measure of what it costs to invest in a fund. It includes the fee paid to the ACD and other operating costs

Price Earnings (P/E) Ratio: the price paid for a share divided by the annual profit earned by the firm per share

Preference Shares: shares of a company which entitle the holder to a fixed dividend, whose payment takes priority over that of ordinary share dividends. Preference shares may be convertible to the ordinary shares of a company

Property-related securities: shares of property companies that own, manage or develop property and Real Estate Investment Trusts (REITs), which are investment companies that own buildings and land

Return(s): the money made or lost on an investment

Share(s): an equally valued holding in a fund of a company, representing part ownership of that fund, (including larger denomination shares and smaller denomination shares)

Sharpe ratio: a measure for calculating risk-adjusted return, and this ratio has become the industry standard for such calculations

Volatility: a measure of the size and frequency of changes in the value of an investment over a short space of time

Yield: the income from an investment, usually stated as a percentage of the value of the investment