

HSBC ETFs PLC

HSBC FTSE EPRA NAREIT DEVELOPED UCITS ETF

Marketing communication | Monthly report 28 February 2026 | HPRO LN | USD



Investment objective

The Fund aims to track as closely as possible the returns of the FTSE EPRA NAREIT Developed Index (the "Index"). The Fund will invest in or gain exposure to shares of companies which make up the Index.



Investment strategy

The Index is made up of the largest stock market listed real estate companies and real estate investment trusts (REITS) of the world's developed share markets, as defined by the Index provider. The Fund will be passively managed and will aim to invest in the shares of the companies in generally the same proportion as in the Index. However, there may be circumstances when it is not possible or practical for the Fund to invest in all constituents of the Index. If the Fund cannot invest directly in the companies that constitute the Index, it may gain exposure by using other investments such as depositary receipts, derivatives or funds. The Fund may invest up to 35% of its assets in securities from a single issuer during exceptional market conditions. The Fund may invest up to 10% of its assets in total return swaps and contracts for difference. 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.



Main risks

- 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.
- To the extent that the Fund seeks to replicate index performance by holding individual securities, there is no guarantee that its composition or performance will exactly match that of the target index at any given time ("tracking error").

Fund facts

Fund manager	HSBC Global Asset Management (UK) Limited
Custodian	HSBC Continental Europe
Fund administrator	HSBC Securities Services (Ireland) DAC

Share Class Details

Key metrics

NAV per Share	USD 24.62
Performance 1 month	7.00%
Tracking error 3 years	0.10%

Fund facts

UCITS V compliant	Yes
Dividend treatment	Distributing
Distribution Frequency	Quarterly
Dividend ex-date	29 January 2026
Dividend Yield ¹	2.93%
Last Paid Dividend	0.167100
Dividend currency	USD
Fund base currency	USD
Share Class Base Currency	USD
Domicile	Ireland
Inception date	20 June 2011
Shares outstanding	77,584,364
Fund Size	USD 2,831,175,043
Reference benchmark	100% FTSE EPRA NAREIT Developed Net
Replication Method	Physical- Full
SIPP eligible	Yes
Issuer	HSBC ETFs PLC
Fiscal year end	Dec

Fees and expenses

Ongoing Charge Figure ²	0.240%
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Codes

ISIN	IE00B5L01S80
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¹Dividend Yield: represents the ratio of distributed income over the last 12 months to the fund's current Net Asset Value.

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.

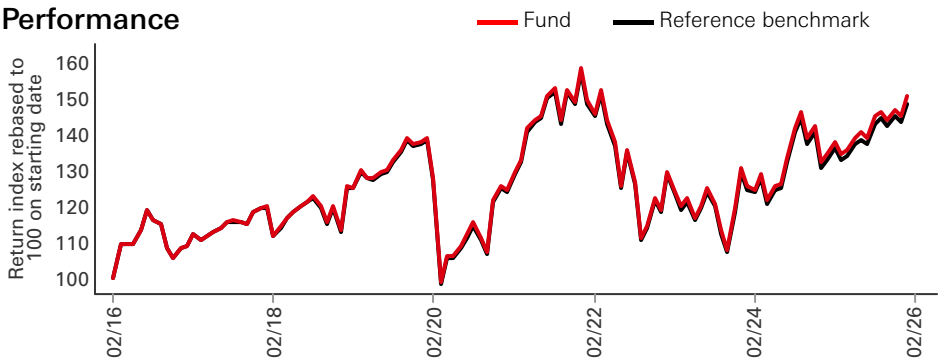
Past performance is not an indicator of future returns. The figures are calculated in the share class base currency, dividend reinvested, net of fees.

This is a marketing communication. Please refer to the prospectus and to the KID before making any final investment decisions.

For definition of terms, please refer to the Glossary QR code and Prospectus.

Source: HSBC Asset Management, data as at 28 February 2026

Performance

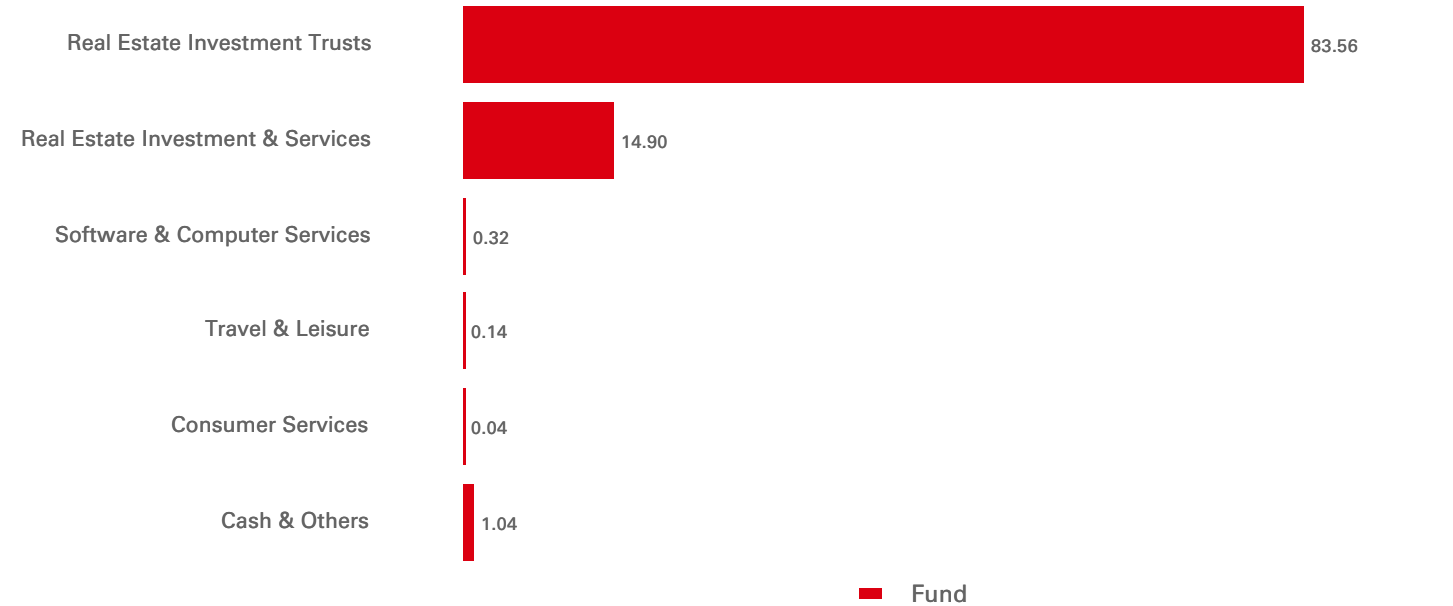


Performance (%)	YTD	1 month	3 months	6 months	1 year	3 years ann	5 years ann	10 years ann
Fund	11.03	7.00	9.78	11.24	17.21	9.22	4.52	4.89
Reference benchmark	11.03	7.01	9.72	11.20	16.98	8.94	4.34	4.75
Tracking difference	0.00	-0.01	0.06	0.05	0.23	0.28	0.18	0.14
Tracking error	--	--	--	--	0.11	0.10	0.10	--

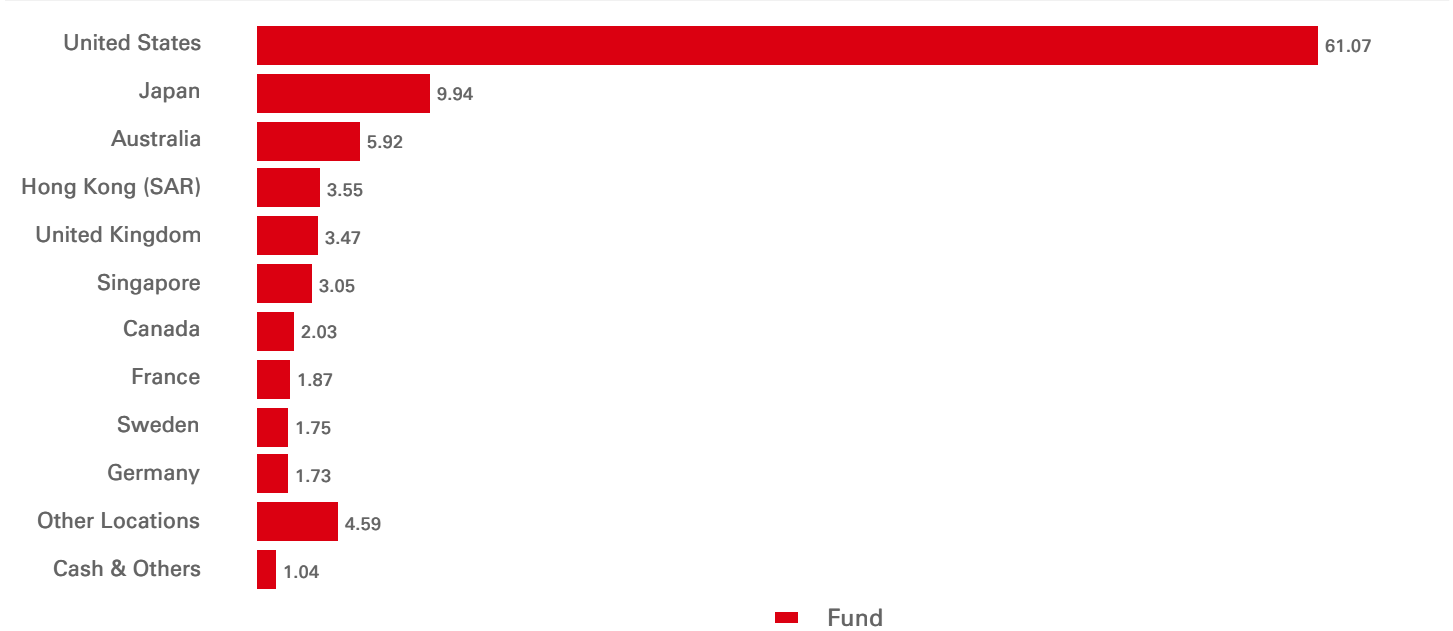
Calendar year performance (%)	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Fund	4.05	10.44	-5.33	21.91	-8.99	26.21	-25.08	10.01	1.21	9.81
Reference benchmark	4.06	10.36	-5.63	21.91	-9.04	26.09	-25.09	9.67	0.94	9.58

Equity characteristics	Fund	Reference benchmark	Benchmark Information
No. of holdings ex cash	356	355	Index name100% FTSE EPRA NAREIT Developed Net
Average Market Cap (USD Mil)	40,756	40,765	Index currencyUSD
Price/earning ratio	25.96	25.96	Index Rebalancing FrequencyQuarterly
			TR Index Bloomberg TickerTRNGLU
			TR Index Reuters RIC.TFTRNGLU

Sector Allocation (%)



Geographical Allocation (%)



Top 10 Holdings	Location	Sector	Weight (%)
Welltower Inc	United States	Real Estate Investment Trusts	6.84
Prologis Inc	United States	Real Estate Investment Trusts	6.35
Equinix Inc	United States	Real Estate Investment Trusts	4.57
Simon Property Group Inc	United States	Real Estate Investment Trusts	3.18
Realty Income Corp	United States	Real Estate Investment Trusts	2.95
Digital Realty Trust Inc	United States	Real Estate Investment Trusts	2.93
Public Storage	United States	Real Estate Investment Trusts	2.33
Goodman Group	Australia	Real Estate Investment Trusts	1.97
Ventas Inc	United States	Real Estate Investment Trusts	1.94
Mitsubishi Estate Co Ltd	Japan	Real Estate Investment & Services	1.77

Exchange name	Listing date	Trading currency	Trading hours	Bloomberg ticker	Reuters	iNAV RIC	Bloomberg iNAV	Reuters
LONDON STOCK EXCHANGE	22 Jun 2011	USD	08:00 - 16:30	HPRD LN	HPRD.L	HPRUSDIV	HPRDUSDINAV =SOLA	
LONDON STOCK EXCHANGE	22 Jun 2011	GBP	08:00 - 16:30	HPRO LN	HPROP.L	HPROGBIV	HPROGBXINAV =SOLA	
DEUTSCHE BOERSE AG-XETRA	27 Sep 2013	EUR	09:00 - 17:30	H4ZL GY	H4ZL.DE	H4ZLEUIV	H4ZLEURINAV =SOLA	
DEUTSCHE BOERSE AG- XFRA	27 Sep 2013	EUR	08:00 - 20:00	H4ZL GR	H4ZL.DE	HPRDEUIV	HPRDEUIV.P	
BORSA ITALIANA SPA	16 Jan 2019	EUR	09:00 - 17:35	HPRD IM	HPRD.MI	H4ZLEUIV	H4ZLEURINAV =SOLA	
SIX SWISS EXCHANGE	08 Jun 2018	USD	09:00 - 17:30	HPRD SW	HPRD.S	HPRUSDIV	HPRDUSDINAV =SOLA	

Risk Disclosure

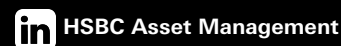
- Derivatives may be used by the Fund, and these can behave unexpectedly. The pricing and volatility of many derivatives may diverge from strictly reflecting the pricing or volatility of their underlying reference(s), instrument or asset.
- Investment Leverage occurs when the economic exposure is greater 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.
- Where overseas investments are held the rate of currency exchange may cause the value of such investments to go down as well as up.
- Further information on the potential risks can be found in the Key Information Document (KID) and/or the Prospectus or Offering Memorandum.

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Source: HSBC Asset Management, data as at 28 February 2026

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www.assetmanagement.hsbc.com/uk
amgtransferagency@lu.hsbc.com
To help improve our service and in the interests of security we may record and/or monitor your communication with us.

Fund center



Glossary



www.assetmanagement.hsbc.lu/api/v1/download/document/lu2004780537/lu/en/glossary

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Tax treatment depends on The individual circumstances of each client and may be subject to change in The future.

Capital is not guaranteed. It is important to remember that the value of investments and any income from them can go down as well as up and is not guaranteed.

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Consequently, HSBC Asset Management will not be held responsible for any investment or disinvestment decision taken on the basis of the commentary and/or analysis in this document.

All data from HSBC Asset Management unless otherwise specified.

Any third party information has been obtained from sources we believe to be reliable, but which we have not independently verified.

Further additional and complete information (including but not limited to) investor rights, costs and charges, please refer to the prospectus.

Term : The management company 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.

If necessary, investors can refer to the complaints handling charter available in the banner of our website:

<https://www.assetmanagement.hsbc.lu/-/media/files/attachments/common/countries/luxembourg/client-complaints.pdf>

The fund is a sub-fund of HSBC ETFs plc ("the Company"), an investment company with variable capital and segregated liability between sub-funds, incorporated in Ireland as a public limited company, and is authorised by the Central Bank of Ireland. The company is constituted as an umbrella fund, with segregated liability between sub-funds. Shares purchased on the secondary market cannot usually be sold directly back to the Company.

Investors must buy and sell shares on the secondary market with the assistance of an intermediary (e.g. a stockbroker) and may incur fees for doing so. In addition, investors may pay more than the current Net Asset Value per share when buying shares and may receive less than the current Net Asset Value per Share when selling them. Affiliated companies of HSBC Global Asset Management (UK) Limited may make markets in HSBC ETFs plc. UK based investors are advised they may not be afforded some of the protections conveyed by the Financial Services and Markets Act (2000), (the Act). The Company is recognised in the UK by the Financial Conduct Authority under section 264 of the Act. The shares in the company 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. Investors and potential investors should read and note the risk warnings in the prospectus, relevant KID and Fund supplement (where available) and additionally, in the case of retail clients, the information contained in the supporting SID.

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 Administrator by emailing ifsinvestorqueries@hsbc.com, or by visiting www.etf.hsbc.com. Details of the underlying investments of the fund are available on www.etf.hsbc.com.

The most recent Prospectus is available in English, German and French. Key Information Document (PRIIPs KID) are available in the local language where they are registered.

The indicative intra-day net asset value of the fund is available on at least one major market data vendor terminal such as Bloomberg, as well as on a wide range of websites that display stock market data, including www.reuters.com.