HSBC Asset Management

HSBC ETFs PLC

HSBC FTSE EPRA NAREIT DEVELOPED UCITS ETF

Marketing communication | Monthly report 31 August 2026 | **HPRA SW | USD (Acc)**

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 30.29**
Performance 1 month	**-2.25%**
Tracking error 3 years	**0.10%**
Fund facts	
UCITS V compliant	**Yes**
Dividend treatment	**Accumulating**
Dividend currency	**USD**
Fund base currency	**USD**
Share Class Base Currency	**USD**
Domicile	**Ireland**
Inception date	**19 July 2022**
Shares outstanding	**31,875,550**
Fund Size	**USD 3,629,127,562**
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[1]	**0.240%**
Codes	
ISIN	**IE000G6GSP88**

[1]Ongoing 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 does not predict 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 31 August 2026

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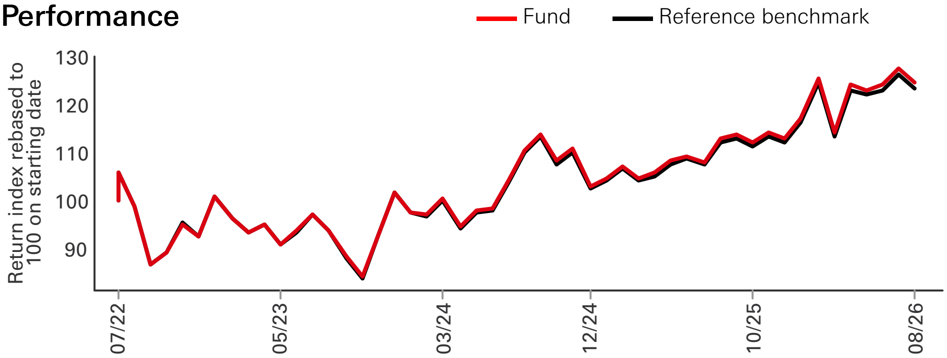
Performance



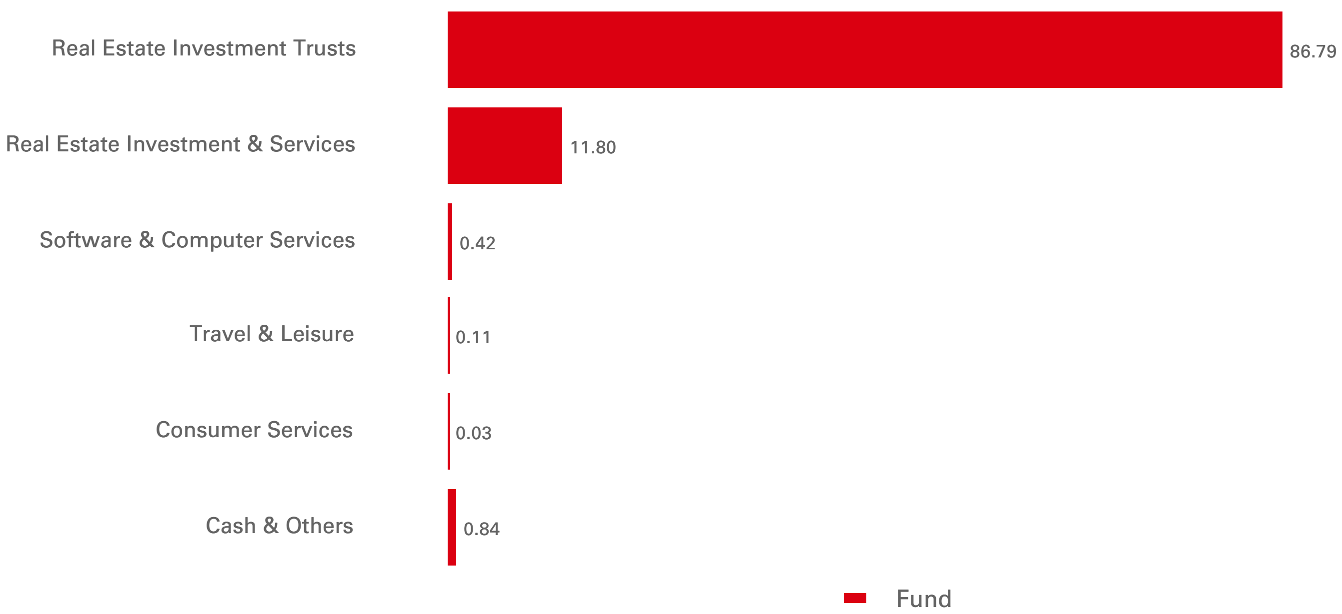
Performance (%)	YTD	1 month	3 months	6 months	1 year	3 years ann	5 years ann	Since inception ann
Fund	**10.21**	**-2.25**	**1.30**	**-0.75**	**10.42**	**9.90**	**--**	**5.50**
Reference benchmark	9.98	-2.30	1.17	-0.95	10.14	9.61	--	5.26
Tracking difference	0.23	0.05	0.13	0.20	0.28	0.30	--	0.24
Tracking error	--	--	--	--	0.11	0.10	--	0.10

Rolling Performance (%)	31/08/25-31/08/26	31/08/24-31/08/25	31/08/23-31/08/24	31/08/22-31/08/23	31/08/21-31/08/22
Fund	**10.42**	**2.09**	**17.76**	**-5.02**	**--**
Reference benchmark	10.14	1.78	17.45	-5.19	--

Equity characteristics	Fund	Reference benchmark
No. of holdings ex cash	349	347
Average Market Cap (USD Mil)	45,968	45,967
Price/earning ratio	24.23	24.23

Benchmark Information	
Index name	100% FTSE EPRA NAREIT Developed Net
Index currency	USD
Index Rebalancing Frequency	Quarterly
TR Index Bloomberg Ticker	TRNGLU
TR Index Reuters RIC	.TFTRNGLU

Sector Allocation (%)



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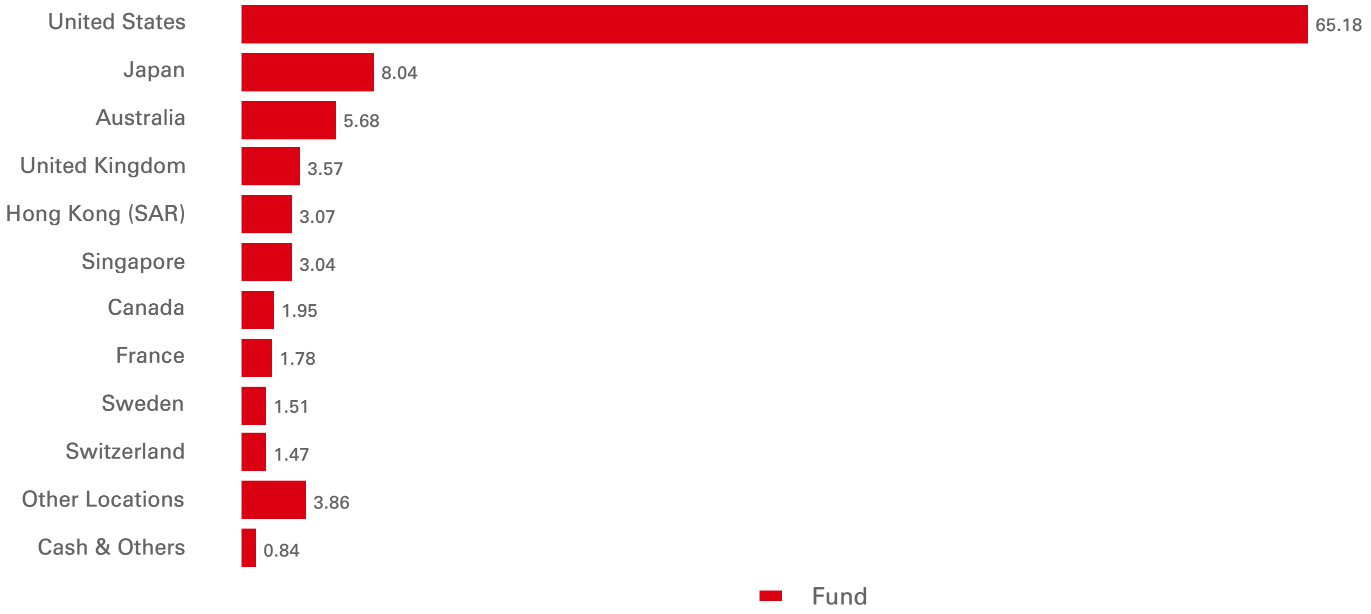
Geographical Allocation (%)



Top 10 Holdings	Location	Sector	Weight (%)
Welltower Inc	United States	Real Estate Investment Trusts	8.23
Prologis Inc	United States	Real Estate Investment Trusts	6.51
Equinix Inc	United States	Real Estate Investment Trusts	5.08
Simon Property Group Inc	United States	Real Estate Investment Trusts	3.35
Digital Realty Trust Inc	United States	Real Estate Investment Trusts	3.30
Realty Income Corp	United States	Real Estate Investment Trusts	2.82
Public Storage	United States	Real Estate Investment Trusts	2.54
Vivmark Residential	United States	Real Estate Investment Trusts	2.40
Ventas Inc	United States	Real Estate Investment Trusts	2.17
Goodman Group	Australia	Real Estate Investment Trusts	1.96

Exchange name	Listing date	Trading currency	Trading hours	Bloomberg ticker	Reuters RIC	iNAV Bloomberg	iNAV Reuters
LONDON STOCK EXCHANGE	20 Jul 2022	USD	08:00 - 16:30	HPRA LN	HPRA.L	HPRUSXIV	HPRAUSDINAV =SOLA
LONDON STOCK EXCHANGE	20 Jul 2022	GBP	08:00 - 16:30	HPRS LN	HPRS.L	HPRSGBIV	HPRSGBPINAV =SOLA
DEUTSCHE BOERSE AG-XETRA	25 Jul 2022	EUR	09:00 - 17:30	H4Z7 GY	H4Z7.DE	H4Z7EUIV	H4Z7EURINAV =SOLA
BOLSA INSTITUCIONAL DE VALORES	23 Apr 2026	MXN	--	HPRAN MM	--	--	--
SIX SWISS EXCHANGE	31 Jul 2026	USD	--	HPRA SW	HPRA.S	HPRUSXIV	HPRAUSDINAV =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.

Follow us on:

HSBC Asset Management

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Glossary

www.assetmanagement.hsbc.ch/api/v1/download/document/lu0164939612/ch/en/glossary

Index Disclaimer

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