

fund objective

To provide long-term capital growth in excess of the UK price inflation by investing in commercial property, directly (mainly) in the UK and/or indirectly via property companies listed around the world. The fund aims to outperform the benchmark over the long-term.

fund facts

**Launch date:**  
4 October 2011

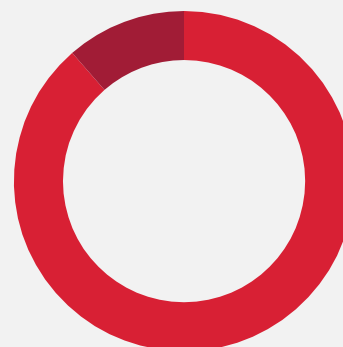
**Fund size:**  
N/A (Fund is currently suspended - please see comment below)

**Price per share:**  
N/A

**Charges:**  
Inv Mgmt Charges: 0.00%  
Additional Charges: 0.03%

asset breakdown

	%
Property	88.58
Shares	11.42
<b>Total</b>	<b>100.00</b>

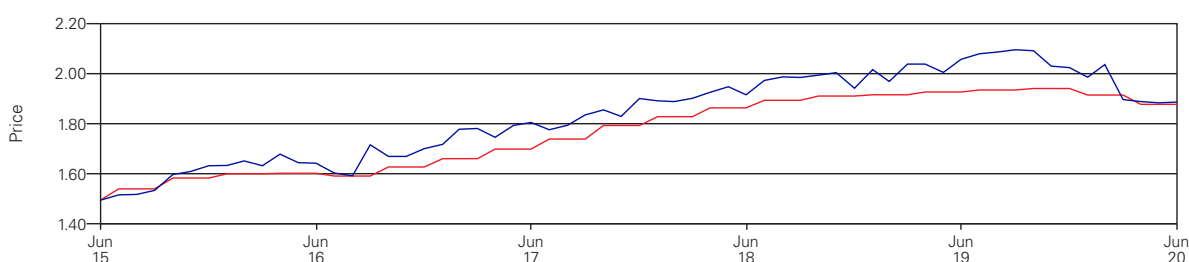


**Current underlying fund(s):**  
Threadneedle Property Fund  
Legal & General Global Real Estate Index Fund  
Legal & General Managed Property Fund

**Benchmark:**  
IPD UK Pooled Property Fund All Balanced Index

fund performance

	30 Jun 2019 - 30 Jun 2020 %	30 Jun 2018 - 30 Jun 2019 %	30 Jun 2017 - 30 Jun 2018 %	30 Jun 2016 - 30 Jun 2017 %	30 Jun 2015 - 30 Jun 2016 %
<b>Fund</b>	n/a%	7.36%	6.09%	9.86%	9.83%
<b>Benchmark</b>	n/a%	3.37%	9.67%	6.02%	7.16%
<b>Relative Performance</b>	n/a%	3.99%	-3.58%	3.84%	2.67%



Rolling time period	3 months	6 months	1 year	3 year p.a.	5 year p.a.	Since launch
Fund	N/A	N/A	N/A	N/A	N/A	N/A
Benchmark	N/A	N/A	N/A	N/A	N/A	N/A
Relative Performance	N/A	N/A	N/A	N/A	N/A	N/A

**Please note this Fund is currently suspended as the underlying managers are unable to provide a reliable price.**

Past performance isn't a guide to future performance. The figures are shown in sterling and have been calculated using actual returns since the introduction of the current DC fund range.

**Source:** Morningstar, FIL Life Insurance Ltd. Single priced (i.e. no bid/offer spread), gross income reinvested and gross of fees. Indicative prices have been used if a portfolio valuation fell on a non-trading day.

for members of the HSBC Bank (UK) Pension Scheme



## market commentary

Global property markets rebounded strongly in the second quarter of 2020 from the historical crash witnessed in the first quarter. All sub-sectors ended in positive territory. Retail and hotels, which were the worst performers in March, were among the leading gainers during the quarter. These sectors performed well amid optimism around the reopening of economies in some countries. In the eurozone, the German real estate market rallied as the government eased lockdown restrictions in the country. Optimism surrounding improving construction activity and rising demand supported the sector. UK property stocks edged higher on the government's decision to extend its economic policy response to tackle the pandemic. According to Nationwide Building Society, house prices in the UK witnessed the biggest month-on-month fall in over a decade in May, as the COVID-19 pandemic hit the economy and housing market activity slowed down sharply.

## risk rating

Very Low Low Low/Medium Medium Medium/High High Very High

All investments carry a level of risk. You need to decide how much of each type of risk you're prepared to take. The table below gives an overview of some of the risks associated with this fund.

risk type	description of risk	level of risk for this fund
<b>Capital Risk</b>	This is the risk that the value of your investments will fall. The younger you are, the less worried you might be about capital risk, because your investments have time to recover their value before your retire.	Med High
<b>Inflation Risk</b>	This is the risk that the value of your investments will grow more slowly than prices rise. Inflation can be a problem for pension savings invested in cash funds particularly if the interest you're earning is less than the rate of inflation.	Med
<b>Pension Conversion Risk</b>	The price of an annuity changes on a regular basis. This means that the amount of income you can secure with the same amount of money will change. Pension conversion risk is the risk that the amount of income you can buy drops before you retire, because your money is invested differently to annuity funds. That's why putting more of your DC pension pot into bonds to try to match annuity prices as you get closer to retirement age can help protect against this risk.	High

## About the factsheet

It is important to remember that the price of units can go down as well as up. There's no guarantee that you'll get back the amount that goes into your DC pension pot. Changes in rates of currency exchange, particularly where overseas securities are held, could also affect the value of your investment. Although the funds can typically be bought and sold on a daily basis, if an exceptional amount of withdrawals are requested, the fund manager may need to delay when you can access your holdings. All funds are provided through FIL Life Insurance Ltd and may invest in securities issued by or hold deposits with HSBC Holdings plc and associated companies. The Trustee can change the underlying managers or funds at any time without member consent or prior notification.

**Valuation time:** Business days at 5:00pm (UK time)

**Dealing Process:** The cut off time for switch instructions is 2:00pm each business day.

## Contact us

You can find more Scheme information at:  
[www.futurefocus.staff.hsbc.co.uk](http://www.futurefocus.staff.hsbc.co.uk)

If you have any questions contact the HSBC Administration Team at:  
 email: [HSBCpension@willistowerswatson.com](mailto:HSBCpension@willistowerswatson.com)  
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### Issued June 2020

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for members of the HSBC Bank (UK) Pension Scheme

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 Registration number: 489775

### Charges

HSBC pays the investment management charges – not you. However, there may be costs within some of the funds and these will be reflected in the unit price. These nominal costs are variable and are likely to be between nil and 0.2% a year.