

the DC funds

Property – active
as at 31 December 2017

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:
£82.04m

Price per share:
190.00p

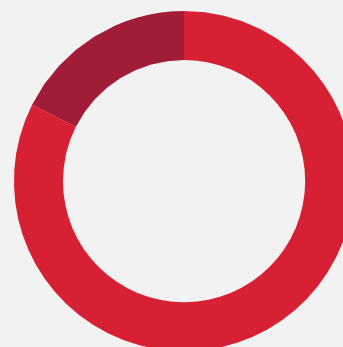
Charges:
Inv Mgmt Charges: 0.00%
Additional Charges: 0.03%

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

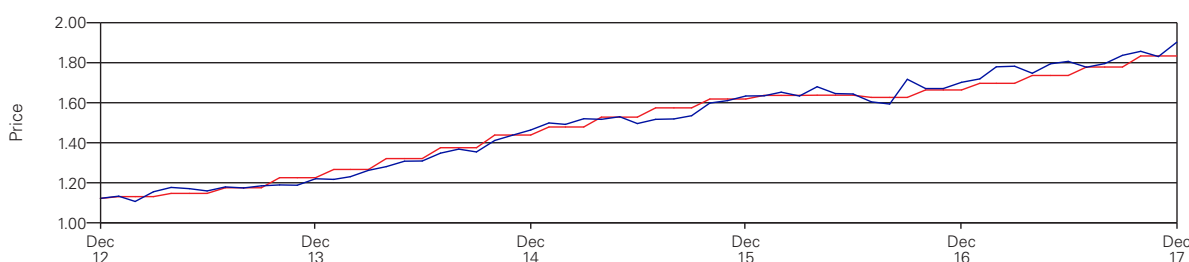
asset breakdown

| | % |
|--------------|---------------|
| Property | 82.41 |
| Shares | 17.59 |
| Total | 100.00 |



fund performance

| | 31 Dec 2016 - 31 Dec 2017 % | 31 Dec 2015 - 31 Dec 2016 % | 31 Dec 2014 - 31 Dec 2015 % | 31 Dec 2013 - 31 Dec 2014 % | 31 Dec 2012 - 31 Dec 2013 % |
|-----------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| Fund | 11.70% | 4.16% | 11.54% | 19.82% | 8.66% |
| Benchmark | 10.13% | 2.80% | 12.44% | 17.23% | 9.16% |
| Relative Performance | 1.57% | 1.36% | -0.90% | 2.59% | -0.50% |



| Rolling time period | 3 months | 6 months | 1 year | 3 year p.a. | 5 year p.a. | Since launch |
|----------------------|----------|----------|--------|-------------|-------------|--------------|
| Fund | 3.54% | 5.26% | 11.70% | 9.08% | 11.06% | 90.00% |
| Benchmark | 3.10% | 5.56% | 10.13% | 8.38% | 10.25% | 65.16% |
| Relative Performance | 0.44% | -0.30% | 1.57% | 0.70% | 0.81% | 24.84% |

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



HSBC Bank Pension Trust (UK) Limited, 8 Canada Square London E14 5HQ
Registration number: 489775

market commentary

In the UK, the property market continued to demonstrate resilience despite “Brexit”-related uncertainty. Low mortgage rates and robust rates of employment growth are supporting demand. In November, the UK government abolished stamp duty for first-time home buyers, contingent on the purchase price being below £300,000 in order to revive housebuilding activity. Notably, business confidence recovered as “Brexit” negotiations showed some signs of progress, which benefited the commercial real estate market. The UK property market remained attractive to foreign investors, especially from Asia, as sterling remained weak against other currencies. Elsewhere, The global property market advanced over the fourth quarter of 2017, primarily led by gains in the Eurozone. The US property market grew steadily. Demand for property remained strong, while tight supply conditions drove prices higher.

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 |
|--------------------------------|---|-----------------------------|
| Capital Risk | 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 you retire. | Med High |
| Inflation Risk | 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 |
| Pension Conversion Risk | 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.

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

If you have any questions contact the HSBC Administration Team at:
 email: HSBCpension@willistowerswatson.com
 phone: 01737 227 575

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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.

