

This document contains key information you should know about the HSBC Global Real Estate Equity Pooled Fund (the "Fund"). You can find more details in the Fund's simplified prospectus. Ask your representative for a copy, contact HSBC Global Asset Management (Canada) Limited at 1-888-390-3333 or [global\\_asset\\_management@hsbc.ca](mailto:global_asset_management@hsbc.ca), or visit [www.hsbc.ca/investment-resources](http://www.hsbc.ca/investment-resources).

**Before you invest in any fund, you should consider how it would work with your other investments and your tolerance for risk.**

### Quick facts

<b>Fund code</b>	HKB617	<b>Fund manager</b>	HSBC Global Asset Management (Canada) Limited
<b>Date series started</b>	October 1, 2015	<b>Portfolio manager</b>	HSBC Global Asset Management (UK) Limited
<b>Total value of the Fund on October 31, 2018</b>	\$143.7 million	<b>Distributions</b>	Income: annually, in December near month end Capital gains: annually, in December near month end
<b>Management expense ratio (MER)</b>	0.10%	<b>Minimum investment</b>	\$50,000 initial, \$250 additional

### What does this Fund invest in?

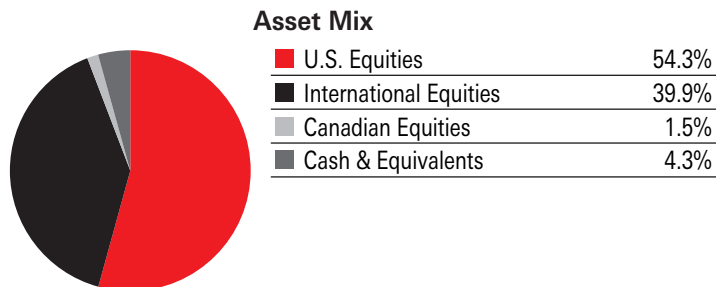
The Fund invests primarily in equities and equity-related securities of companies or entities related to the real estate industry and located around the world.

The charts below give you a snapshot of the Fund's investments on October 31, 2018. The Fund's investments will change.

#### Top 10 investments on October 31, 2018

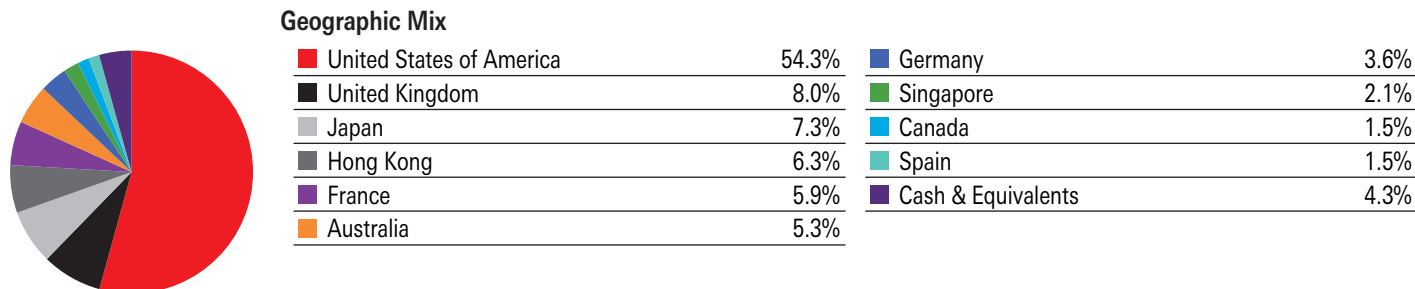
1. Prologis Inc.	3.59%
2. Unibail-Rodamco-Westfield	3.12%
3. Deutsche Wohnen AG	3.01%
4. Duke Realty Corp.	2.99%
5. Public Storage	2.89%
6. Cubesmart	2.88%
7. Klepierre	2.74%
8. Realty Income Corp.	2.60%
9. National Retail Properties Inc.	2.58%
10. STORE Capital Corp.	2.58%
<b>Total percentage of top 10 investments</b>	<b>28.98%</b>

#### Investment mix on October 31, 2018



<b>Total number of investments</b>	<b>52</b>
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#### Investment mix on October 31, 2018



### How risky is it?

The value of the Fund can go down as well as up. You could lose money.

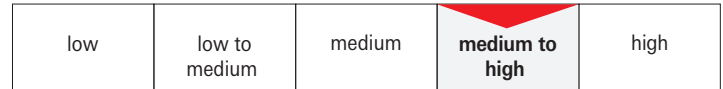
One way to gauge risk is to look at how much the Fund's returns change over time. This is called "volatility".

In general, funds with higher volatility will have returns that change more over time. They typically have a greater chance of losing money and may have a greater chance of higher returns. Funds with lower volatility tend to have returns that change less over time. They typically have lower returns and may have a lower chance of losing money.

### Risk rating

HSBC Global Asset Management (Canada) Limited has rated the volatility of this Fund as **medium to high**.

This rating is based on how much the Fund's returns have changed from year to year. It doesn't tell you how volatile the Fund will be in the future. The rating can change over time. A fund with a low risk rating can still lose money.



For more information about the risk rating and specific risks that can affect the Fund's returns, see the **What is a mutual fund and what are the risks of investing in a mutual fund?** section of the Fund's simplified prospectus.

### No guarantees

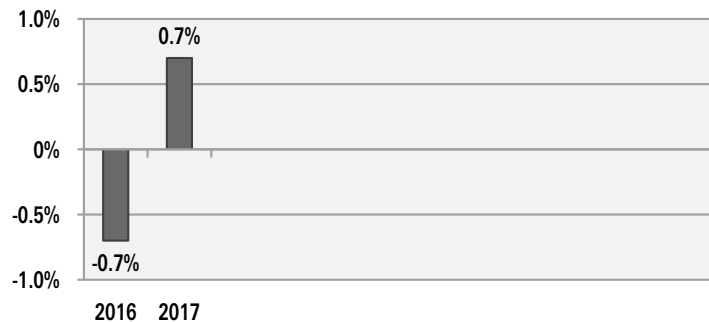
Like most mutual funds, this Fund doesn't have any guarantees. You may not get back the amount of money you invest.

### How has the Fund performed?

This section tells you how the units of the Fund has performed over the past 2 years. Returns are after expenses have been deducted. These expenses reduce the Fund's returns.

#### Year-by-year returns

This chart shows how the units of the Fund performed in each of the past 2 calendar years. The Fund dropped in value in 1 of the 2 years. The range of returns and change from year to year can help you assess how risky the Fund has been in the past. It does not tell you how the Fund will perform in the future.



#### Best and worst 3-month returns

This table shows the best and worst returns for the units of the Fund in a 3-month period over the past 2 years. The best and worst 3-month returns could be higher or lower in the future. Consider how much of a loss you could afford to take in a short period of time.

	Return	3 months ending	If you invested \$1,000 at the beginning of the period
<b>Best return</b>	13.3%	July 31, 2016	Your investment would rise to \$1,133.
<b>Worst return</b>	-8.1%	October 31, 2016	Your investment would drop to \$919.

#### Average return

A person who invested \$1,000 in the units of the Fund since inception would have \$1,141 on October 31, 2018. This works out to an annual compound return of 4.4% a year.

## Who is this Fund for?

This Fund might be suitable for investors who:

- want to achieve long-term total return
- have a long-term investment time horizon
- have a medium to high tolerance for risk

**!** It is not suitable for investors with a low, low to medium, or medium tolerance for risk or a short- or medium-term investment time horizon.

## A word about tax

In general, you pay tax on your share of the Fund's taxable earnings and capital gains you realize from redeeming your investment. The amount of tax depends on the tax rates that apply to you, and the type of earnings realized by the Fund (e.g. interest, dividends, capital gains, etc.) and whether or not you hold your investment within a registered retirement savings plan or other registered plan.

Keep in mind that if you hold your investment outside of a registered plan, you will receive a tax slip that shows your share of the Fund's earnings. You must report your share of the taxable earnings in your taxable income, whether you receive them in cash or have them reinvested. In addition, you must calculate your taxable capital gains realized on redemption.

## How much does it cost?

The following tables show the fees and expenses you could pay to buy, own and sell units of the Fund. The fees and expenses — including any commissions — can vary among the series of the fund and among funds. Higher commissions can influence representatives to recommend one investment over another. Ask about other funds and investments that may be suitable for you at a lower cost.

### 1. Sales charges

No sales charges apply when you purchase or redeem units of the Fund.

### 2. Fund expenses

You don't pay these expenses directly. They affect you because they reduce the Fund's return. The Fund's expenses are made up of the operating expenses and trading costs. Because the Fund is new, its operating expenses and trading costs are not yet available.

As of June 30, 2018, the Fund's expenses were 0.17% of its value. This equals \$1.70 for every \$1,000 invested.

	Annual rate (as a % of the Fund's value)
<b>Management expense ratio (MER)</b> This is the total of the Fund's operating expenses.	0.10%
<b>Trading expense ratio (TER)</b> These are the Fund's trading costs.	0.07%
<b>Fund expenses</b>	<b>0.17%</b>

### 3. More about the trailing commission

HSBC Global Asset Management (Canada) Limited does not pay your representative a trailing commission for the units you own of the Fund.

### 4. Other fees

You may have to pay other fees when you buy, hold, sell or switch units of the Fund.

Fee	What you pay
<b>Management fee</b>	Investment management fees are paid by you to your representative for the discretionary management of your portfolio. These fees are negotiated between you and your representative and will not exceed 2.00% per annum of your holdings.

### What if I change my mind?

Under securities law in some provinces and territories, you have the right to:

- withdraw from an agreement to buy mutual fund units within two business days after you receive a simplified prospectus or Fund Facts document, or
- cancel your purchase within 48 hours after you receive confirmation of the purchase.

In some provinces and territories, you also have the right to cancel a purchase, or in some jurisdictions, claim damages, if the simplified prospectus, annual information form, Fund Facts document or financial statements contain a misrepresentation. You must act within the time limit set by the securities law in your province or territory. For more information, see the securities law of your province or territory or ask a lawyer.

### For more information

Contact HSBC Global Asset Management (Canada) Limited or your representative for a copy of the Fund's simplified prospectus and other disclosure documents. These documents and the Fund Facts make up the Fund's legal documents.

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To learn more about investing in mutual funds, see the brochure **Understanding mutual funds**, which is available on the website of the Canadian Securities Administrators at [www.securities-administrators.ca](http://www.securities-administrators.ca).