HSBC Asset Management

HSBC ETFs PLC

HSBC FTSE EPRA NAREIT DEVELOPED CLIMATE PARIS ALIGNED UCITS ETF

Marketing communication | Monthly report 31 October 2026 | - | **USD (Acc)**

Investment objective

The Fund aims to track as closely as possible the returns of the FTSE EPRA Nareit Developed Green EU PAB Index (the Index), while integrating environmental, social and governance (ESG) metrics. The Fund will invest in or gain exposure to shares of companies which make up the Index . The Fund qualifies under Article 8 of SFDR.

Investment strategy

The Index is subset of the FTSE EPRA Nareit Global Developed Index (the Parent Index) and follows the FTSE EPRA Nareit Green Index Series ground rules. The Index is designed to support investors seeking to reduce their exposure to transition and physical climate risks, and who wish to pursue opportunities arising from the transition to a lower carbon economy. At each index review date, companies with specific activities and conduct are excluded from the eligible universe.

The Fund is passively managed and aims to invest in the shares of the companies in generally the same proportion as in the Index.

The Fund may invest up to 35% of its assets in securities from a single issuer during exceptional market conditions, up to 10% of its assets in total return swaps and contracts for difference, and up to 10% of its assets in other funds..

See the Prospectus for a full description of the investment objectives and derivative usage.

Main risks

- Where overseas investments are held the rate of currency exchange may cause the value of such investments to go down as well as up.

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

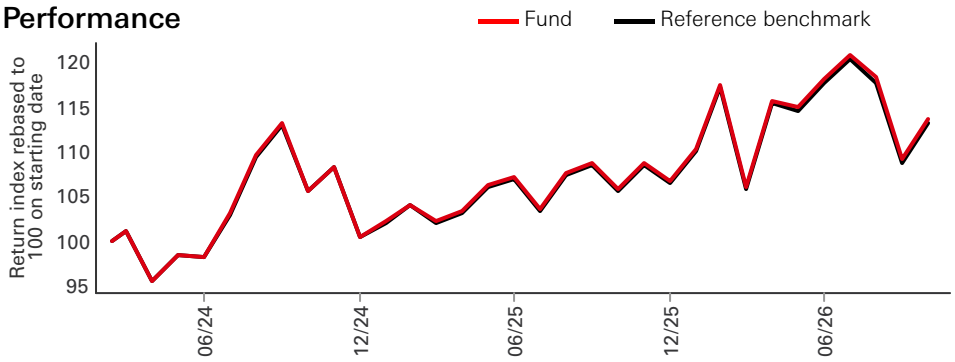
Share Class Details

Key metrics	
NAV per Share	**USD 12.63**
Performance 1 month	**4.00%**
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	**13 March 2024**
Shares outstanding	**4,770,967**
Fund Size	**USD 77,264,214**
Reference benchmark	**100% FTSE EPRA NAREIT Develoepd Green EU PAB Index**
Replication Method	**Physical- Full**
SIPP eligible	**Yes**
Issuer	**HSBC ETFs PLC**
Fiscal year end	**Dec**
Fees and expenses	
Ongoing Charge Figure[1]	**0.300%**
Codes	
ISIN	**IE00096S6AV7**

[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 October 2026

Performance



Performance (%)	YTD	1 month	3 months	6 months	1 year	3 years ann	5 years ann	Since inception ann
Fund	**6.46**	**4.00**	**-5.92**	**-1.79**	**7.37**	**--**	**--**	**4.95**
Reference benchmark	6.28	4.00	-5.99	-1.89	7.16	--	--	4.79
Tracking difference	0.18	0.00	0.07	0.10	0.21	--	--	0.16
Tracking error	--	--	--	--	0.13	--	--	0.12

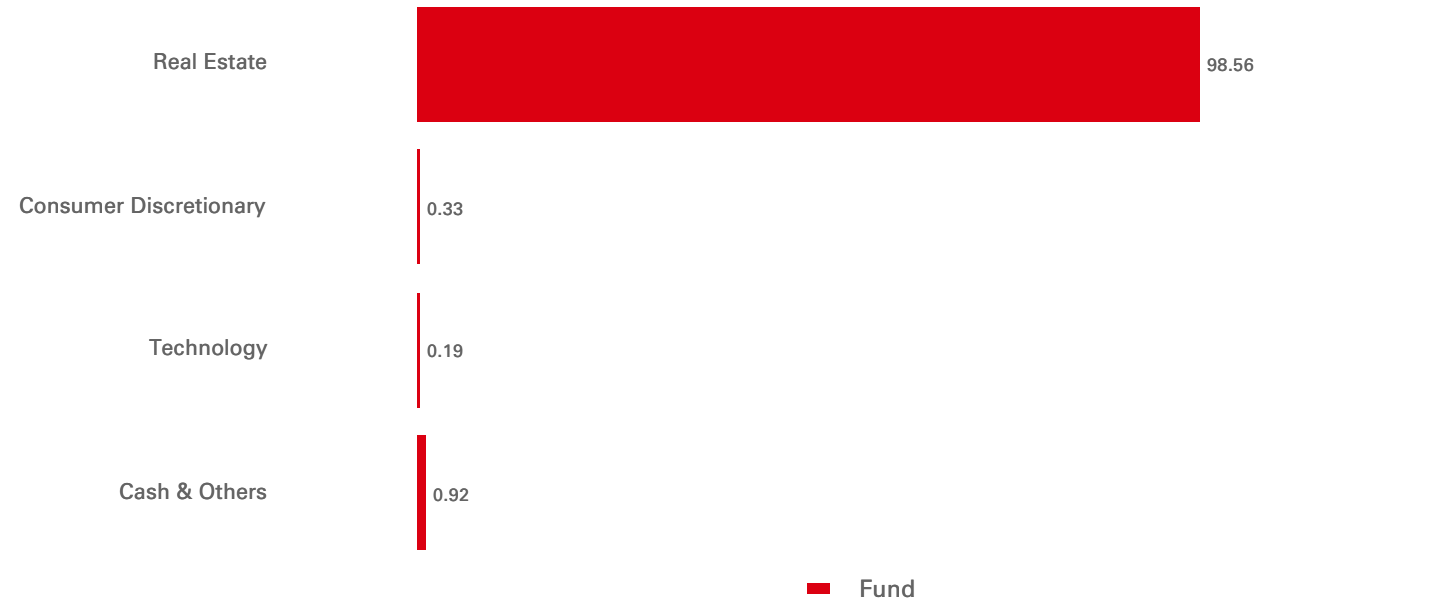
Rolling Performance (%)	31/10/25-31/10/26	31/10/24-31/10/25	31/10/23-31/10/24	31/10/22-31/10/23	31/10/21-31/10/22
Fund	**7.37**	**0.27**	**--**	**--**	**--**
Reference benchmark	7.16	0.13	--	--	--

Equity characteristics	Fund	Reference benchmark
No. of holdings ex cash	246	245
Average Market Cap (USD Mil)	35,013	34,998
Price/earning ratio	22.32	22.33

Benchmark Information

Index name	100% FTSE EPRA NAREIT Developd Green EU PAB Index
Index currency	USD
Benchmark type	Net Return
TR Index Bloomberg Ticker	ENGLPABN
TR Index Reuters RIC	.TFTENGLPABNU

Sector Allocation (%)

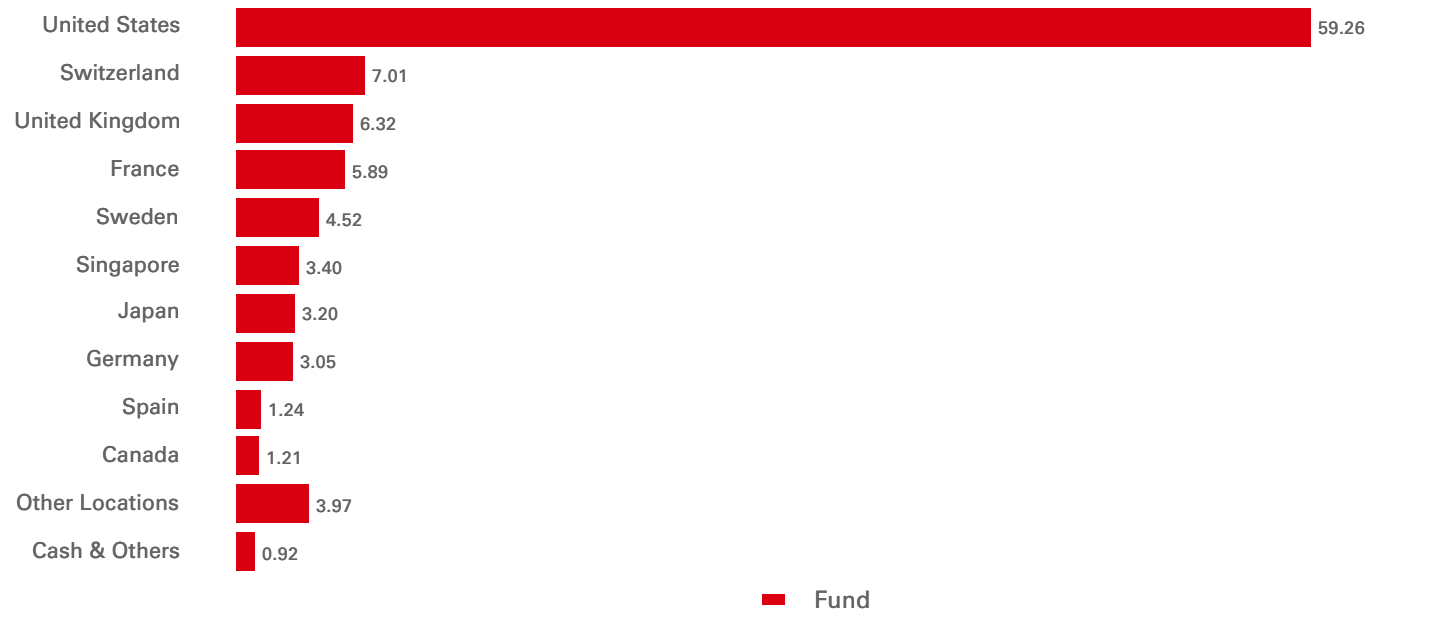


Sustainability indicators	Fund	Reference benchmark
Carbon emissions intensity	47.50	85.00

Carbon emissions intensity - Carbon Intensity measures the quantity of carbon emission of a company (tonnes CO^2e/USD million)
Source of analytics: Trucost

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Source: HSBC Asset Management, data as at 31 October 2026

Geographical Allocation (%)



Top 10 Holdings	Location	Sector	Weight (%)
Welltower Inc	United States	Real Estate	10.01
Public Storage	United States	Real Estate	5.90
Swiss Prime Site AG	Switzerland	Real Estate	3.94
Vivmark Residential	United States	Real Estate	3.81
Host Hotels & Resorts Inc	United States	Real Estate	3.79
Realty Income Corp	United States	Real Estate	3.76
Invitation Homes Inc	United States	Real Estate	3.53
Extra Space Storage Inc	United States	Real Estate	3.35
Iron Mountain Inc	United States	Real Estate	3.00
Vonovia SE	Germany	Real Estate	2.79

Exchange name	Listing date	Trading currency	Trading hours	Bloomberg ticker	Reuters RIC	iNAV Bloomberg	iNAV Reuters
LONDON STOCK EXCHANGE	15 Mar 2024	USD	--	HPNA LN	HPNA.L	HPNAUSIV	HPNAUSDINAV=SOLA
BORSA ITALIANA SPA		USD	--	--	HPNA.MI	--	--
NYSE EURONEXT - EURONEXT PARIS		USD	--	--	HPNA.MI	--	--
SIX SWISS EXCHANGE		USD	--	--	HPNA.MI	--	--
DEUTSCHE BOERSE AG-XETRA		USD	--	--	HPNA.MI	--	--
LONDON STOCK EXCHANGE	15 Mar 2024	GBP	--	HPNS LN	HPNS.L	HPNSGBIV	HPNSGBPINAV=SOLA
BORSA ITALIANA SPA	20 Mar 2024	EUR	--	HPNA IM	HPNA.MI	HPNAEUIV	HPNAEURINAV=SOLA

Source: HSBC Asset Management, data as at 31 October 2026

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Glossary

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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.it/it/complaints-handling
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.
Detailed information for article 8 and 9 sustainable investment products, as categorised under the Sustainable Finance Disclosure Regulation (SFDR), including; description of the environmental or social characteristics or the sustainable investment objective; methodologies used to assess, measure and monitor the environmental or social characteristics and the impact of the selected sustainable investments and; objectives and benchmark information,can be found at: https://www.assetmanagement.hsbc.co.uk/en/intermediary/investment-expertise/sustainable-investments/sustainable-investment-product-offering