

PRODUCT KEY FACTS

產品資料概要

First Sentier Global Property Securities Fund*

首源全球房地產基金*



April 2025 • 2025 年 4 月

* The Fund is authorised by the SFC under the Code on Unit Trusts and Mutual Funds instead of the Code on Real Estate investment Trusts. 本基金根據單位信託及互惠基金守則而非房地產投資信託基金守則獲證監會認可。

This statement provides you with key information about this product. 本概要提供本基金的重要資料。

This statement is a part of the offering document. 本概要乃發售文件的一部份。

You should not invest in this product based on this statement alone. 請勿單憑本概要作投資決定。

Quick Facts 資料便覽

Manager 基金經理：	First Sentier Investors (Ireland) Limited		
Investment Manager(s) and Sub-Investment Manager(s) 投資經理及副投資經理：	Internal delegation to one or more Investment Manager(s) and, where applicable, Sub-Investment Manager(s) in respect of all or a portion of the assets of the Fund as described under the sub-section "Investment Managers and Sub-Investment Managers" of the section " MANAGEMENT AND ADMINISTRATION " in the Prospectus and the section headed " 7. Investment Management and Delegation to Investment Managers " in the Supplement for Hong Kong Investors from time to time. Further information concerning the Investment Manager(s) and, where applicable, the Sub-Investment Manager(s) appointed and any changes thereto will be provided by the Manager, upon request. Details of all of these appointments by Manager (and, where applicable, the Investment Manager(s)) shall be disclosed in the periodic reports of the Company. 於章程「 管理及行政 」一節「 投資經理及副投資經理 」分節及香港投資者補充文件「 7. 投資管理及委託投資經理 」一節所述不時就本基金的所有或部份資產內部委託予一名或多名投資經理及（如適用）副投資經理。基金經理將應要求提供有關獲委任的投資經理及（如適用）副投資經理及其任何變動的進一步資料。有關基金經理（及（如適用）投資經理）作出的所有委任之詳情，將於本公司的定期報告內披露。		
Depository 保管人：	HSBC Continental Europe, Dublin branch HSBC Continental Europe, 都柏林分行		
Ongoing Charges Over A Year 全年經常性開支比率：	Class I ^A	類別 I ^A	1.75%*
	Class I (Hedged P) ^A	類別 I（對沖 P） ^A	1.83%#
	Class I (Australian Dollar Hedged N)	類別 I（澳元對沖 N）	1.83%#
	Class I (Hong Kong Dollar)	類別 I（港元）	1.75%#
	Class I (Distributing) – Semi-annually ^A	類別 I（派息）—每半年 ^A	1.75%#
	Class I (Distributing) – Monthly ^A	類別 I（派息）—每月 ^A	1.75%#
	Class I (Hong Kong Dollar Distributing) – Monthly	類別 I（港元派息）—每月	1.75%#
	Class III (Distributing) – Semi-annually ^A	類別 III（派息）—每半年 ^A	1.00%#
	Class III ^A	類別 III ^A	1.00%#
Dealing Frequency 交易頻率：	Daily (every day, excluding Saturday and Sunday, on which banks in Dublin are open for business) 每天（都柏林銀行開門營業的每一天，星期六、日除外）		
Base Currency 基本貨幣：	US dollar 美元		
Dividend Policy 派息政策：	Class I ^A	類別 I ^A	
	Class I (Hedged P) ^A	類別 I（對沖 P） ^A	
	Class I (Australian Dollar Hedged N)	類別 I（澳元對沖 N）	
	Class I (Hong Kong Dollar)	類別 I（港元）	

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	<p>Class III[^] 類別 III[^] No dividend will be distributed 不會分派任何股息</p> <p>Class I (Distributing) – Semi-annually[^] 類別 I (派息) – 每半年[^]</p> <p>Class III (Distributing) – Semi-annually[^] 類別 III (派息) – 每半年[^]</p> <p>Dividend (if any) will be declared every February and August (distributions will be reinvested unless the Shareholder otherwise specifies in writing. The Fund may at its discretion pay dividends out of gross income while charging all or part of the Class' fees and expenses to capital, resulting in an increase in distributable income and effectively a distribution out of capital.) 股息 (如有) 將於每年 2 月及 8 月宣派 (除非股東另行書面表明, 否則分派將會進行再投資。本基金可酌情從總收入中派付股息, 並於資本中扣除全部或部分類別費用及開支, 從而增加可分派收入及實際上從資本中作出分派。)</p> <p>Any distributions involving payment of dividends effectively out of capital may result in an immediate decrease of the Net Asset Value per Share. 涉及實際上從資本中派付股息的任何分派可能導致每股資產淨值即時減少。</p> <p>The Investment Manager may change the dividend policy, subject to the prior approval of the Hong Kong Securities and Futures Commission ("SFC") and by giving not less than one month's prior notice to investors. 投資經理可根據香港證券及期貨事務監察委員會 (「證監會」) 的事先批准及向投資者作出不少於一個月的事先通知更改派息政策。</p>
	<p>Class I (Distributing) – Monthly[^] 類別 I (派息) – 每月[^] Class I (Hong Kong Dollar Distributing) – Monthly 類別 I (港元派息) – 每月</p> <p>Dividend (if any) will be declared at the end of each month (distributions will be reinvested unless the Shareholder otherwise specifies in writing and the Fund may at its discretion pay distributions out of capital. In addition, the Fund may at its discretion pay dividends out of gross income while charging all or part of the Class' fees and expenses to capital, resulting in an increase in distributable income and effectively a distribution out of capital.) 股息 (如有) 將於每月月底宣派 (除非股東另行書面表明, 否則分派將會進行再投資, 而本基金可酌情從資本中作出分派。此外, 本基金可酌情從總收入中派付股息, 並於資本中扣除全部或部分類別費用及開支, 從而增加可分派收入及實際上從資本中作出分派。)</p> <p>Any distributions involving payment of dividends out of capital or payment of dividends effectively out of capital (as the case may be) may result in an immediate decrease of the Net Asset Value per Share. 涉及從資本中派付股息或實際上從資本中作出派息 (視乎情況而定) 的任何分派可能導致每股資產淨值即時減少。</p> <p>The Investment Manager may change the dividend policy, subject to the prior approval of the SFC and by giving not less than one month's prior notice to investors. 投資經理可根據證監會的事先批准及向投資者作出不少於一個月的事先通知更改派息政策。</p>
Financial Year End 財政年度終結日:	31 December 12 月 31 日
Minimum Investment 最低投資額:	<p>Class I[^] 類別 I[^] Class I (Hedged P)[^] 類別 I (對沖 P)[^] Class I (Distributing) – Semi-annually[^] 類別 I (派息) – 每半年[^] Class I (Distributing) – Monthly[^] 類別 I (派息) – 每月[^] US\$1,000/initial 最低首次投資額: 1,000美元 US\$500/additional 其後最低投資額: 500美元</p> <p>Class I (Hong Kong Dollar) 類別 I (港元) Class I (Hong Kong Dollar Distributing) – Monthly 類別 I (港元派息) – 每月 HK\$7,500/initial 最低首次投資額: 7,500港元 HK\$4,000/additional 其後最低投資額: 4,000港元</p>

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Class I (Australian Dollar Hedged N)	類別 I (澳元對沖 N)
AUS\$1,500/initial	最低首次投資額：1,500 澳元
AUS\$700/additional	其後最低投資額：700 澳元
Class III[^]	類別 III[^]
Class III (Distributing) – Semi-annually[^]	類別 III (派息) – 每半年[^]
US\$500,000/initial	最低首次投資額：500,000 美元
N/A/additional	其後最低投資額：不適用

* The ongoing charges figure (“OCF”) is based on expenses for the year ended 31 December 2024. This figure may vary from year to year. 經常性開支比率（「經常性開支比率」）是根據截至2024年12月31日止年度的開支計算。此比率每年均可能有所變動。

The OCF for this unlaunched share class is an estimated figure representing the estimated expenses chargeable to the relevant share class expressed as a percentage of the estimated average Net Asset Value of the relevant share class over the same period. It is based on the OCF for a reference share class of the Fund, with adjustment (if necessary) for the management fee (“Management Fee”), the depositary fee (“Depositary Fee”), the administrator fee (“Administrator Fee”) and (where relevant) costs incurred from currency hedge transactions. The actual figure may differ upon the launch of the share class, which may vary from year to year. 此未發行股份類別的經常性開支比率乃估計數據，代表應向相關股份類別收取的估計開支，以佔同期相關股份類別估計平均資產淨值的百分比列示。其根據本基金的參考股份類別的經常性開支比率，並就管理費（「管理費」）、保管費用（「保管費用」）、行政管理人費用（「行政管理人費用」）及（如適用）貨幣對沖交易產生的成本作出調整（如必要）而計算。實際比率於發行股份類別時可能會有所不同，而有關比率每年均可能有所變動。

[^] This share class is denominated in the Fund’s base currency (i.e. US dollar). 此股份類別以本基金的基本貨幣（即美元）計價。

What is this product? 本基金是什麼產品？

First Sentier Global Property Securities Fund (the “Fund”) is a sub-fund of First Sentier Investors Global Umbrella Fund plc (the “Company”). This is a mutual fund domiciled in Ireland and its home regulator is the Central Bank of Ireland. 首源全球房地產基金（「本基金」）乃首源投資環球傘子基金有限公司（「本公司」）之子基金。本基金為以愛爾蘭為註冊地的互惠基金，其主要監管機構為愛爾蘭中央銀行。

Objectives and Investment Strategy 目標及投資策略

The investment objective of the Fund is to achieve a total investment return consistent with income and long term capital growth. 本基金的投資目標為達致相等於收入與長期資本增值的合計投資回報。

The Fund invests primarily (at least 70% of its Net Asset Value) in a broad selection of equity securities or equity-related securities issued by real estate investment trusts or companies that own, develop or manage real property from around the world (including initially the EEA, the UK, Russia, Switzerland, United States, and the Asian Region) and which are listed, traded or dealt in on regulated markets worldwide. Equity-related securities include warrants, preference shares, rights issues, convertible bonds, depository receipts such as American Depositary Receipts and Global Depositary Receipts, equity linked or participation notes etc. that are listed, traded or dealt on regulated markets. The Fund may not invest more than 15% of its Net Asset Value in aggregate in warrants or equity linked or participation notes. 本基金主要（至少其資產淨值的 70%）投資於範圍廣泛的股票證券或股票相關證券，該等證券乃由房地產投資信託基金或在全球各地（初步包括歐洲經濟區、英國、俄羅斯、瑞士、美國及亞洲地區）擁有、發展或管理房地產的企業發行，並在全球受監管市場上市、買賣或交易。在受監管市場上市、買賣或交易的股票相關證券包括認股權證、優先股、供股、可換股債券、美國預託證券及全球預託證券等託存證券、股票掛鉤或分紅票據等。本基金對認股權證或股票掛鉤或分紅票據的合計投資比例均不得超過其資產淨值的 15%。

The Fund is not subject to any limitation on the portion of its Net Asset Value that may be invested in any one or more emerging markets or any limitation on the market capitalisation of the companies in which it may invest. 本基金可用以投資於任何一個或多個新興市場的資產淨值部份並不受任何限制，其可投資的公司的市值亦不受任何限制。

Although the Fund has a global investment universe, the securities selected for investment based on the Investment Manager’s approach may at times result in a portfolio that is concentrated in certain geographical area(s). 雖然本基金可在全球進行投資，但按投資經理的方法所挑選供投資的證券可能不時導致投資組合集中於若干地區。

The Fund may only use financial derivative instruments (“FDIs”) for purposes of hedging and efficient portfolio management. It is not intended that the Fund will avail of the opportunity to invest in FDIs for investment purposes. 本基金僅可為進行對沖及有效管理投資組合而使用金融衍生工具（「金融衍生工具」）。本基金不擬就投資目的而藉機投資於金融衍生工具。

The Fund may invest cash balances in short-term securities listed, traded or dealt in on a regulated market. For defensive purposes where necessary to protect investor value during periods of perceived uncertainty and volatility (e.g. market crash or major financial crisis), in the context of exchange controls, or in circumstances where, in the opinion of the Investment Manager or Sub-Investment Manager, it may be necessary to do so in order to act in the best interests of Shareholders, or protect the interests of Shareholders, the Fund may also hold all or part of its assets in debt securities, debentures, asset-backed and mortgage-backed securities which

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must be rated at least investment grade by Moody's Investor Services, Inc. or Standard & Poor's Corporation or other recognised rating agencies or, in the opinion of the Investment Manager or Sub-Investment Manager to be of comparable quality and which are listed, traded or dealt in on a regulated market. It is currently intended that the Fund's investment in asset-backed securities and/or mortgage-backed securities (if any) will be less than 30% of its Net Asset Value. 本基金可將現金結餘投資於在受監管市場上市、買賣或交易的短期證券。在外匯管制的環境下，出於在被視為不確定及波動的期間（例如市場崩潰或大型金融危機）保障股東的價值而言屬必要的防守目的，或在投資經理或副投資經理認為在為了股東的最佳利益行事或保障股東的利益而言屬必要的情況下，本基金亦可以債務證券、債權證、資產擔保證券及按揭證券形式持有全部或部份資產，該等證券最少須具備穆迪投資者服務或標準普爾或其他認可評級機構給予的投資評級，或投資經理或副投資經理認為質素相若，並在受監管市場上市、買賣或交易。本基金目前計劃將其少於30%的資產淨值投資於資產擔保證券及／或按揭證券（如有）。

Benchmark information: 基準資料：

The Fund is actively managed meaning that the Investment Manager uses its expertise to pick investments rather than tracking the allocation and therefore the performance of the benchmark. The Fund's performance is compared against the value of the following benchmark: FTSE EPRA Nareit Developed Index. Please refer to the Fund's investment policy in the Prospectus for details of the benchmark information. 本基金是主動型管理基金，意指投資經理運用其專業知識挑選投資，而非追蹤基準的配置以及其表現。本基金的表現與以下基準的數值作比較：富時EPRA Nareit已發展指數。請參閱章程所載本基金的投資政策，了解有關基準資料的詳情。

Use of Derivatives 使用衍生工具

The Fund's net derivative exposure may be up to 50% of the Fund's Net Asset Value. 本基金的衍生工具風險承擔淨額最多可達本基金資產淨值的 50%。

What are the key risks? 本基金有哪些主要風險？

Investment involves risks. Please refer to the offering document for details including the risk factors.

投資涉及風險。包括風險因素在內的有關詳情，請參閱發售文件。

- **Investment Risk** – The value of shares in the Fund may fall due to any of the key risk factors below and therefore your investment in the Fund may suffer losses. There is no guarantee of the repayment of principal.

投資風險— 本基金所持股票的價值可因以下任何主要風險因素而下跌，因此閣下於本基金的投資或會蒙受損失。概無保證可收回本金。

- **Market Risk** – Certain situations may have a negative effect on the price of shares within a particular market or cause fluctuation of the value of the Fund's investment in equity securities. These may include regulatory changes, political changes, economic changes, technological changes, changes in the social environment, changes in investment sentiment and issuer-specific factors.

市場風險— 若干情況可能對特定市場中的股票價格構成負面影響或對本基金於股票證券的投資價值造成波動。這些情況可能包括監管規定的變動、政治變動、經濟變動、科技轉變、社會環境的變動、投資氣氛的變動及發行機構特定因素。

- **Emerging Market Risk** – Investing in emerging markets (countries considered to have social or business activity in the process of rapid growth and development) may involve increased risks and special considerations not typically associated with investment in developed markets. These risks may include liquidity risks, currency risks/control, political and economic uncertainties, legal and taxation risks, settlement risks, custody risks, the likelihood of a high degree of volatility, market suspension, restrictions on foreign investment and control on repatriation of capital.

新興市場風險— 投資於新興市場（即社會或商業活動被視為處於高速增長及發展階段的國家）可能涉及投資於較發達市場一般不會涉及的更多風險及特別考慮因素。這些風險可能包括流通性風險、貨幣風險／管制、政治及經濟不確定因素、法律及稅項風險、結算風險、託管風險、出現大幅波動的可能性、市場暫停、外國投資限制及資金匯回管制。

- **Real Estate Fund Risk** – Although the Fund will not invest in real property directly, the Fund may be subject to risks similar to those associated with the direct ownership of real property. Investing in real estate related assets and securities may expose the Fund to additional risks. The value of the Fund may be impacted by operations and management of the underlying properties and changes in economic conditions. Investors should note that the underlying real estate investment trusts ("REITs") of the Fund may not necessarily be authorised by the SFC and the dividend policy of the Fund is not representative of the dividend policy of the underlying REITs.

房地產基金風險— 儘管本基金將不會直接投資於房地產，本基金仍可能承受與直接持有房地產有關的近似風險。投資於與房地產相關的資產及證券，可能會使本基金承受額外的風險。相關物業的營運和管理，以及經濟環境的轉變，或會影響本基金的價值。投資者應注意本基金所投資的相關房地產投資信託基金（「房地產投資信託基金」）未必獲證監會認可，而本基金的股息政策亦不代表相關房地產投資信託基金的股息政策。

- **Concentration Risk** – The Fund invests in a relatively small number of companies. It may be subject to greater risk of the Fund suffering proportionately higher loss should the shares in a particular company decline in value or otherwise be adversely affected than a fund that invests in a large number of companies. Although the Fund has a global or regional investment universe, it may at times invest a large portion of its assets in certain geographical area(s) or countries.

集中風險— 本基金所投資的公司數目相對較少。倘若某一公司股份價值下跌或受到不利影響，本基金承受虧損比例較大，可能較投資公司數目相對較多的基金承受較大風險。雖然本基金可在全球或地區進行投資，但其有時可能將大部份資產投資於若干地理範圍或國家。

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- **Single Sector Risk** – The Fund's investments may be concentrated in a single sector. Investing in a single sector offers the potential of higher returns but the value of the Fund may be more volatile than a fund having a more diversified portfolio of investments.
單一行業風險 – 本基金的投資可能集中於單一行業。投資於單一行業有可能取得更高回報，但本基金的價值可能較投資組合較為分散的基金更為波動。
- **Small-capitalisation/Mid-capitalisation Companies Risk** – The stock of small-capitalisation/mid-capitalisation companies may have lower liquidity and their prices are more volatile to adverse economic developments than those of larger capitalization companies in general.
中小市值公司風險 – 一般而言，與大市值公司相比，中小市值公司的股票的流通性可能較低且其價格一般更易受不利經濟發展的影響而大幅波動。
- **Industry or Sector Risk** – The Fund's investments may be concentrated in fast growing economies or limited or specialist sectors. The value of the Fund may be more volatile than a fund having a more diversified portfolio of investments covering different economic sectors.
行業或板塊風險 – 本基金的投資可能集中於增長迅速的經濟體系、個別或專門行業。本基金的價值可能較投資組合較為分散並涵蓋不同經濟範疇的基金更為波動。
- **Property Securities Risk** – The Fund invests primarily in the shares of companies that are involved in property (like REITs) rather than property itself. The Fund is subject to the risks associated with direct ownership of the property (in addition to securities markets risks). Accordingly, the value of these investments may fluctuate more than actual property.
房地產證券風險 – 本基金主要投資於涉及房地產的公司股份（如房地產投資信託基金）而非房地產本身。本基金須承受房地產直接擁有權相關風險（除證券市場風險外）。因此，該等投資價值可能較實際房地產的波幅為大。
- **Investments in Other Collective Investment Schemes Risk** – The Fund may be subject to the risks associated with the underlying collective investment schemes. The Fund does not have control of the underlying investments of the collective investment schemes and there is no assurance that the investment objective and strategy of the underlying collective investment schemes will be successfully achieved which may have a negative impact on the Net Asset Value of the Fund. There may also be additional costs involved when investing into these underlying collective investment schemes.
投資於其他集體投資計劃的風險 – 本基金可能承受與相關集體投資計劃有關的風險。本基金對集體投資計劃的相關投資並無控制權，且概無保證將成功達致相關集體投資計劃的投資目標及策略，此可能對本基金的資產淨值產生不利影響。投資該等相關集體投資計劃可能涉及額外成本。
- **Volatility and Liquidity Risk** – The securities in certain markets may be subject to higher volatility and lower liquidity compared to more developed markets. The prices of securities traded in such markets may be subject to fluctuations.
波動及流通性風險 – 與較發達市場相比，若干市場的證券可能面對較高的波動及較低的流通性。於該等市場買賣的證券價格或會波動。
- **Currency Risk** – The Fund may buy shares denominated in currencies other than the base currency of the Fund and a share class may be designated in a currency other than the base currency of the Fund. The value of shares in the Fund may be affected unfavorably by fluctuations in the exchange rates between these currencies and the base currency of the Fund and by changes in exchange rate controls.
貨幣風險 – 本基金可能購入以本基金基本貨幣以外的貨幣計價的股票，而股份類別可以本基金基本貨幣以外的貨幣指定。本基金所投資股票的價值可能因該等貨幣與本基金基本貨幣之間匯率的波動以及匯率管控的變動而受到不利影響。
- **Currency Hedged Share Class Risk** – The Fund may issue classes where the class currency is different to the base currency of the Fund. Accordingly the value of an investor's investment may be affected favourably or unfavourably by fluctuations in the rates of the different currencies. The Fund may create currency hedged share classes to hedge the resulting currency exposure back into the currency of the relevant class. In addition the Fund may invest in assets with various currency denominations other than the base currency, and the Fund may hedge currency exposure due to investing in assets denominated in currencies other than the Fund's base currency.
Whilst these hedging strategies aim to reduce the losses to an investor's investment if the currency of that currency hedged share class or the currencies of the underlying assets which are denominated in currencies other than the Fund's base currency fall against that of the base currency of the Fund the use of hedging strategies may substantially limit investors in the relevant class from benefiting if the currency of that currency hedged share class rises against that of the base currency of the Fund and/ or the currency in which the assets of the Fund are denominated.
Investors should be aware that there may be circumstances in which a hedging transaction may reduce currency gains that would otherwise arise in the valuation of the Fund. The gains/losses on, and the costs of, such hedging transactions will, to the extent permitted by applicable law and regulation, be borne on a pro rata basis by the currency hedged share classes.
Investors in currency hedged share classes should be aware that the currency hedging process for both types of currency hedged share classes may not give a precise hedge. Hedging transactions are designed to reduce, as much as possible, the currency risk for investors. However, there is no guarantee that the hedging will be totally successful and no hedging strategy can eliminate currency risk entirely. Should a hedging strategy be incomplete or unsuccessful, the value of the Fund's assets and income can remain vulnerable to fluctuations in currency exchange rate movements.
Investors in the currency hedged share classes may have exposure to currencies other than the currency of their share class and may also be exposed to the risks associated with the instruments used in the hedging process.
貨幣對沖股份類別風險 – 本基金可發行類別貨幣有別於其基本貨幣的類別。因此，股東投資的價值可能受到不同貨幣匯率波動的有利或不利影響。本基金可能增設貨幣對沖股份類別，以將所導致的貨幣風險對沖折算為相關類別貨幣。此外，本基金可投資基本貨幣以外以多種貨幣計值的資產，及本基金可能對沖因投資於以本基金基本貨幣以外貨幣計值的資產所產生的貨幣風險。

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儘管在貨幣對沖股份類別貨幣或以本基金基本貨幣以外貨幣計值的相關資產貨幣兌換成本基金基本貨幣的匯率下跌的情況下，該等對沖策略旨在減少投資者的投資虧損，使用對沖策略可能大幅限制相關類別之投資者於貨幣對沖股份類別貨幣兌換本基金基本貨幣及／或本基金資產計值貨幣的匯率上升的得益。

投資者務請注意，在若干情況下，對沖交易會令本基金估值時原應產生的貨幣收益減少。有關對沖交易的收益／虧損以及成本，在適用法律及規例許可的範圍內，將由貨幣對沖股份類別按比例承擔。

貨幣對沖股份類別的投資者務請注意，兩種貨幣對沖股份類別的貨幣對沖過程不一定能作出準確對沖。對沖交易旨在盡可能降低投資者的貨幣風險。然而，無法保證對沖將會完全成功，亦無對沖策略可完全消除貨幣風險。倘對沖策略不完整或不成功，則本基金的資產價值及收入可能仍然易受貨幣匯率走勢波動的影響。

貨幣對沖股份類別的投資者可能面對其股份類別貨幣以外貨幣的風險，亦可能面對與對沖過程使用工具相關的風險。

- **Derivatives Risk** – The Fund may use FDIs for purposes of hedging and efficient portfolio management. FDIs that are not traded on an exchange are subject to, among others, liquidity risk (i.e. the risk that the Fund may not be able to close out a derivative position in a timely manner and/or at a reasonable price), counterparty/credit risks (i.e. the risk that a counterparty may become insolvent and therefore unable to meet its obligations under a transaction), valuation risk, volatility risk and over-the-counter transaction risk. The leverage component of an FDI can result in loss significantly greater than the amount invested in the FDI by the Fund. In adverse situations, the use of FDIs may become ineffective in achieving hedging or efficient portfolio management and may lead to a high risk of significant losses by the Fund.

衍生工具風險—本基金可運用金融衍生工具作對沖用途及有效率投資組合管理。並非於交易所進行買賣的金融衍生工具須承受（其中包括）流通性風險（即本基金可能無法及時及／或以合理價格平倉衍生工具倉盤的風險）、交易對手／信貸風險（即交易對手可能成為無力償債，因此無法履行其於交易項下的責任的風險）、估值風險、波動風險及場外交易風險。金融衍生工具的槓桿成分帶來的損失，可能遠高於本基金投資於衍生工具的數額。在不利情況下，運用金融衍生工具可能無法達到對沖目的或有效率的投資組合管理，從而可能使本基金承受重大損失的高風險。

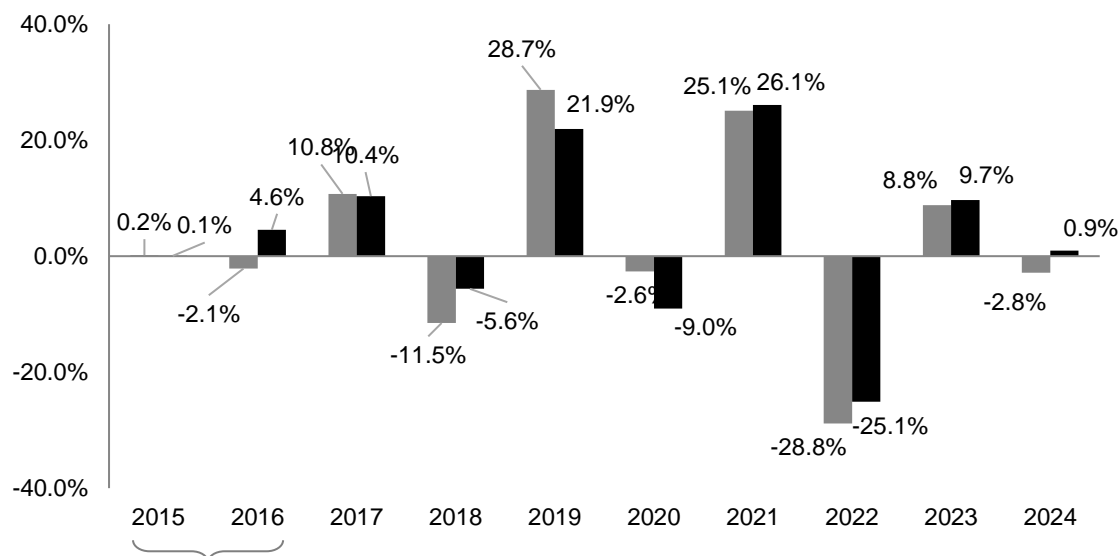
- **Risks associated with distributions or paying fees and expenses out of capital** – (i) Payment of dividends out of capital or (ii) payment of fees and expenses out of capital to increase distributable income amounts to a return or withdrawal of part of an investor's original investment or from any capital gains attributable to that original investment. Any such payments or distributions involving payment of dividends out of the Fund's capital or payment of dividends effectively out of the Fund's capital (as the case may be) may result in an immediate decrease of the Net Asset Value per Share.

與從資本中派息或支付費用及開支有關的風險— (i) 從資本中派付股息或 (ii) 從資本中支付費用及開支以增加可分派收入等同於退回或提取投資者原本投資的部份或從該原本投資中獲得的任何資本收益。涉及從本基金的資本中支付股息或實際上從本基金的資本中支付股息（視乎情況而定）的任何該等付款或分派可能導致每股資產淨值即時減少。

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How has the Fund performed? 本基金過往的業績表現如何？



Gross of tax benchmark performance is shown before 1 July 2016.

於 2016 年 7 月 1 日之前顯示除稅前的基準表現。

■ First Sentier Global Property Securities Fund – Class I
首源全球房地產基金－類別 I

■ Benchmark
基準

- The Manager views Class I, being the retail share class denominated in the Fund's base currency, as the most appropriate representative share class. 基金經理視類別 I（即以本基金基本貨幣計值的零售股份類別）為最適合的代表股份類別。
- Past performance information is not indicative of future performance. Investors may not get back the full amount invested. 往績並非預測日後業績表現的指標。投資者未必能取回全部投資本金。
- The computation basis of the performance is based on the calendar year end, Net Asset Value to Net Asset Value, with dividend reinvested. 基金業績表現以曆年末的資產淨值作為比較基礎，股息會滾存再作投資。
- These figures show by how much the share class increased or decreased in value during the calendar year being shown. Performance data has been calculated in USD including ongoing charges and excluding subscription fee and redemption fee you might have to pay. 上述數據顯示股份類別總值在有關曆年內的升跌幅度。業績表現以美元計算，當中反映出基金的經常性開支，但不包括基金可能向閣下收取的認購費及贖回費。
- The benchmark of the Fund is FTSE EPRA Nareit Developed Index. Gross of tax benchmark performance is used before 1 July 2016 and net of tax benchmark performance is used after the aforementioned date for the purpose of calculating the benchmark performance shown in the chart above as the net of tax benchmark performance is considered a more suitable performance comparator for the Fund. Benchmark performance has been included in the chart above since September 2020. 本基金的基準為富時EPRA Nareit已發展指數。就計算上圖所示基準表現而言，於2016年7月1日之前使用除稅前的基準表現，上述日期後使用除稅後的基準表現，乃因除稅後的基準表現被視為更適合與本基金表現作比較。基準表現自2020年9月起載入上圖。

Fund launch date: 2014.

基金發行日：2014年。

Class I launch date: 2014.

類別 I 發行日：2014年。

Is there any guarantee? 本基金是否提供保證？

This Fund does not have any guarantees. You may not get back the full amount of money you invest.
本基金並不提供任何保證，閣下未必能取回全數投資本金。

What are the fees and charges? 投資本基金涉及哪些費用及收費？

Charges which may be payable by you 閣下或須繳付的收費

You may have to pay the following fees when dealing in the Shares of the Fund. 本基金的股份交易或須繳付以下費用。

Fee 費用	What you pay 閣下需繳付金額
Subscription Fee (Sales Charge)	Up to 5% of the amount you buy

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認購費用（銷售費用）	最高為認購額的 5%
Switching Fee 轉換費用	Up to 1% of the Net Asset Value of the Shares to be exchanged 最高為將予交換股份資產淨值的 1%
Redemption Fee 贖回費用	Not applicable 不適用
Anti-Dilution Adjustment 反攤薄調整	Shall not exceed 2% of the subscription/redemption monies on the relevant Dealing Day, where applicable 不得超過進行認購／贖回的相關交易日（如適用）所計算款項的 2%

Ongoing fees payable by the Fund 本基金應繳付的經常性收費

The following expenses will be paid out of the Fund. They affect you because they reduce the return you get on your investments. 以下開支將從本基金總值中扣除，閣下的投資回報將會因此而減少。

Fee 費用	Annual rate (as a % of the Fund's Net Asset Value) 每年收費率（佔本基金資產淨值百分比）
Management Fee* 管理費 *	Up to 3% (Class I [^] , Class I (Distributing) – Semi-annually [^] , Class I (Distributing) – Monthly [^] , Class I (Hedged P) [^] , Class I (Hong Kong Dollar), Class I (Hong Kong Dollar Distributing) – Monthly, Class I (Australian Dollar Hedged N): currently 1.50%; Class III [^] , Class III (Distributing) – Semi-annually [^] : currently 0.75%) 最高 3%（類別 I [^] 、類別 I（派息）—每半年 [^] 、類別 I（派息）—每月 [^] 、類別 I（對沖 P） [^] 、類別 I（港元）、類別 I（港元派息）—每月、類別 I（澳元對沖 N）：目前為 1.50%；類別 III [^] 、類別 III（派息）—每半年 [^] ：目前為 0.75%） [^] This share class is denominated in the Fund's base currency (i.e. US dollar). 此股份類別以本基金的基本貨幣（即美元）計價。
Depository Fee 保管費用	0.01% In addition, the following are payable to the Depository out of the assets of the Fund: 此外，應從本基金的資產中向保管人支付下列費用： <ul style="list-style-type: none"> Safe-keeping fees of up to 0.45% in aggregate 合計最多 0.45% 的保管費 Transaction charges at normal commercial rates for security transactions 按正常商業費率計算的證券交易的交易費 Reimbursement of all reasonable out-of-pocket expenses incurred on behalf of the Fund 獲撥款發還代表本基金進行交易所引起的一切合理實報開支
Administrator Fee 行政管理人費用	Up to 0.03% 最高 0.03% In addition, the following are payable to the Administrator out of the assets of the Fund: 此外，應從本基金的資產中向行政管理人支付下列費用： <ul style="list-style-type: none"> Transaction charges at normal commercial rates for processing subscriptions, redemptions, transfers and other shareholder related transactions and administrative activities 按正常商業費率計算的處理認購、贖回、轉讓及其他股東相關交易及行政管理活動的交易費 Reimbursement of all reasonable out-of-pocket expenses incurred on behalf of the Fund 獲撥款發還代表本基金進行交易所引起的一切合理實報開支
Performance Fee 表現費	Not applicable 不適用

* The current Management Fee may be increased up to a specified maximum level, by giving investors three months' written notice. 目前的管理費可在給予投資者三個月的書面通知後增至指定的最高水平。

For any increase in other fees listed herein, SFC's prior approval is required and no less than one month's prior written notice will be given to investors. 本概要所列出的其他費用的任何增加，均需要證監會的事先批准，並會給予投資者不少於一個月的事前書面通知。

Other Fees – You may have to pay other fees and charges when dealing in the Shares of the Fund. Investors should refer to the offering document for a full description of the fees and charges associated with an investment in the Fund.

其他費用 – 閣下或須在本基金的股份交易時繳付其他費用及收費。投資者應參閱發售文件以取得與本基金投資有關的費用及收費的完整描述。

Additional information 其他資料

- You generally buy, redeem and switch Shares at the Fund's next determined Net Asset Value after HSBC Institutional Trust

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Services (Asia) Limited ("HSBC HK") or intermediaries receive your request in good order on or before **5pm Hong Kong time** being the dealing cut-off time, or such other dealing cut-off time as the intermediaries may impose. 在交易截止時間即下午五時正（香港時間）（或中介人可能釐定的其他交易截止時間）或之前由滙豐機構信託服務（亞洲）有限公司（「滙豐香港」）或中介人收妥的認購、贖回及轉換股份要求，一般按隨後釐定的本基金資產淨值執行。

- The intermediaries may impose different dealing deadlines for receiving instructions for subscriptions, redemptions or switching. Investors should pay attention to the arrangements of the intermediaries concerned. 中介人接受認購、贖回或轉換指示的截止時間可能不同。投資者須留意中介人的有關安排。
- The Net Asset Value of this Fund is calculated and the price of Shares published each "business day". They are available online at www.firstsentierinvestors.com. Investors may also obtain the past performance information of other share classes offered to Hong Kong investors from the aforementioned website. The website has not been reviewed or authorised by the SFC. 本基金在每一「營業日」計算資產淨值及公布股份價格。詳情請瀏覽 www.firstsentierinvestors.com。投資者亦可從上述網站取得其他提供予香港投資者的股份類別的過往業績表現資料。此網站未經證監會審閱或認可。
- The compositions of the latest dividends (relative amounts paid out of (i) net distributable income and (ii) capital) for the last 12 months are available from HSBC HK upon request and on www.firstsentierinvestors.com. The website has not been reviewed or authorised by the SFC. 閣下可向滙豐香港要求索取有關過去 12 個月的最近期股息組成資料（從(i)可分派淨收入及 (ii) 資本中支付的相對金額），有關資料亦載列於 www.firstsentierinvestors.com。此網站未經證監會審閱或認可。

Important 重要提示

If you are in doubt, you should seek professional advice. 閣下如有疑問，應諮詢專業意見。

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