



信安環球投資基金－環球物業證券基金 Principal Global Investors Funds – Global Property Securities Fund

09/2020

投資涉及風險，投資回報並無保證。派息率並不保證。正數派息率並不代表正數回報。
Investment involves risks, you may not get back the amount originally invested.
Dividend rate is not guaranteed. Positive distribution yield does not imply positive return.

Important Information 重要提示：

- The Fund shall invest no less than 80% of the assets of the Fund in real estate investment trusts ("REITs") and common equity securities issued by non-REIT real estate companies in the United States and REITs, common equity securities issued by non-REIT real estate companies and similar structures in other areas of the world.
- Risks associated with investing in the securities of companies in the real estate industry include the following: declines in the value of real estate, risks related to general and local economic, political and market conditions, overbidding and increased competition, increases in property taxes and operating expenses, changes in zoning laws, casualty or condemnation losses, defaults on mortgage payments, variations in rental income, changes in neighbourhood values, vacancy rates, the appeal of properties to tenants and increases in interest rates.
- Investment involves risk. There is no assurance on investment returns and you may not get back the amount originally invested.
- The investment decision is yours but you should not invest in this Fund unless the intermediary who sells it to you has advised you that it is suitable for you and explained how it is consistent with your investment objectives.
- It will be paid on a monthly basis. Dividend, if declared, will be automatically re-invested unless cash distribution is applied for. The dividends distributed by the Sub-Fund may be paid effectively out of the capital of the Sub-Fund (i.e. making the distribution from gross income while charging all or part of the Sub-Fund's fees and expenses to capital), resulting in an increase in distributable income for the payment of dividends by the SubFund and an immediate reduction of the net asset value per unit of the Sub-Fund. Payment of dividends effectively out of capital amounts to a return or withdrawal of part of an investor's original investment or from any capital gains attributable to that original investment.
- You should not invest solely in reliance on this marketing material alone. You should read the Summary Prospectus and the relevant Supplement(s) before investing including the Special Investment Considerations and Risks section of the Summary Prospectus.
- 本子基金應將不少於80%的子基金資產投資於美國的房地產投資信託(「REIT」)及非REIT房地產公司發行的普通股證券，以及世界其他地方的REIT、非REIT房地產公司發行的普通股證券及類似架構。
- 與投資於房地產公司證券有關的風險包括：房地產價值下跌、與一般及本地經濟、政治與市場狀況有關的風險、競價與競爭加劇、物業稅與營運費用增加、土地分區法律的變更、災難或被收回土地的損失、按揭貸款違約、租金收入變化、社區價值改變、空置率、物業對租戶的吸引力及利率上升。
- 投資涉及風險。投資回報並無保證，投資者未必能取回全部投資本金。
- 此項投資乃閣下之決定，如向您推銷本基金的中介人未有向您建議本基金是適合您作投資並向您解釋本基金如何符合您的投資目標，您不應投資於本基金。
- 於每月派息。如宣佈派發收益，則除非閣下申請了現金分派，否則所派發收益將自動作再投資之用。子基金的派息可實際上從子基金的資本中支付(即從總收益中派息，而從資本中收取子基金的全部或部分費用及開支)，導致用於子基金支付派息的可分派收益有所增加，及子基金每單位的資產淨值即時下跌。實際上從資本中支付派息等同退還或提取投資者部份原有投資或歸屬於原有投資的任何資本收益。
- 您不應只依賴本宣傳品作出投資決定。您必須參閱基金說明書概要及有關補充文件，包括說明書概要內之「特別投資者慮因素及風險」部份。

D2類收益單位 (每月派息) - 港元 D2 Class Income Units (Monthly) - HKD

記錄日期 Period End Date	除息日 Ex-Dividend Date	每單位分派收益 (報價貨幣) Distribution per Unit (fund currency)	記錄日資產淨值 (報價貨幣) NAV at Record Date (fund currency)	除息日資產淨值 (報價貨幣) Ex-Dividend Price (fund currency)	年度化派息率* Annualized Dividend Yield* (%)	分派日期 Payment / Reinvestment Date
31/03/2020	01/04/2020	0.0347	7.4000	7.4000	5.77%	22/04/2020
30/04/2020	01/05/2020	0.0095	7.6800	7.6600	1.50%	21/05/2020
29/05/2020	02/06/2020	0.0122	7.9600	8.2100	1.80%	19/06/2020
30/06/2020	01/07/2020	0.0259	8.1500	8.2800	3.82%	20/07/2020
31/07/2020	04/08/2020	0.0235	8.5200	8.5300	3.36%	21/08/2020
31/08/2020	01/09/2020	0.0163	8.7000	8.6600	2.28%	18/09/2020

D2類收益單位 (每月派息) - 美元 D2 Class Income Units (Monthly) - USD

記錄日期 Period End Date	除息日 Ex-Dividend Date	每單位分派收益 (報價貨幣) Distribution per Unit (fund currency)	記錄日資產淨值 (報價貨幣) NAV at Record Date (fund currency)	除息日資產淨值 (報價貨幣) Ex-Dividend Price (fund currency)	年度化派息率* Annualized Dividend Yield* (%)	分派日期 Payment / Reinvestment Date
31/12/2019	02/01/2020	0.0336	10.0000	9.8900	4.15%	21/01/2020
31/01/2020	03/02/2020	0.0041	10.1400	10.1200	0.49%	20/02/2020
28/02/2020	02/03/2020	0.0145	9.3300	9.5400	1.84%	20/03/2020
31/03/2020	01/04/2020	0.0344	7.3600	6.9600	6.09%	22/04/2020
30/04/2020	01/05/2020	0.0092	7.7000	7.6100	1.46%	21/05/2020
29/05/2020	02/06/2020	0.0120	7.9200	8.1700	1.78%	19/06/2020
30/06/2020	01/07/2020	0.0258	8.1000	8.2300	3.83%	20/07/2020
31/07/2020	04/08/2020	0.0233	8.4800	8.4800	3.35%	21/08/2020
31/08/2020	01/09/2020	0.0162	8.6500	8.6200	2.28%	18/09/2020

* 年度化派息率 = $[(1 + \text{每單位派息} / \text{除息日資產淨值})^{\text{每年派息次數}} - 1]$ ，年度化派息率乃基於最近一次派息計算，可能高於或低過實際全年派息率。正數派息率並不代表正數回報。就提供派息類別的基金而言。

* Annualized yield = $[(1 + \text{distribution per unit} / \text{Ex-Dividend Price})^{\text{distribution frequency}} - 1]$, the annualized dividend yield is calculated based on the latest dividend distribution, and may be higher or lower than the actual annual dividend yield. Positive distribution yield does not imply positive return.

Distribution policy: It will be paid on a monthly basis. Dividend, if declared, will be automatically re-invested unless cash distribution is applied for. The dividends distributed by the Sub-Fund may be paid effectively out of the capital of the Sub-Fund (i.e. making the distribution from gross income while charging all or part of the Sub-Fund's fees and expenses to capital), resulting in an increase in distributable income for the payment of dividends by the SubFund and an immediate reduction of the net asset value per unit of the Sub-Fund. Payment of dividends effectively out of capital amounts to a return or withdrawal of part of an investor's original investment or from any capital gains attributable to that original investment.

You should consider your own risk tolerance level and financial circumstances before making any investment choices. If you are in doubt as to whether a certain fund or product mentioned in this document is suitable for you (including whether it is consistent with your investment objectives), you should seek legal, financial, tax, accounting and other professional advice to ensure that any decision made is suitable with regards to that your circumstances and financial position, and choose the fund(s)/product(s) suitable for you accordingly.

The information contained in this document has been derived from sources believed to be accurate and reliable as of the date of publishing of this document, and may no longer be true, accurate or complete when viewed by you. The content is for informational purpose only and does not constitute an offer, a solicitation of an offer or invitation, advertisement, inducement, representation of any kind or form whatsoever or any advice or recommendation to enter into any transactions in respect of the funds/products referred to in this document. This document is not intended to be relied upon as a forecast, research, or investment advice regarding a particular investment or the markets in general, nor is it intended to predict or guarantee the performance of any investment. The information does not take account of any investor's investment objectives, particular needs or financial situation. You should not consider the information as a comprehensive statement to be relied upon. All expressions of opinion and predictions in this document are subject to change without notice.

Subject to any contrary provisions of applicable law, neither the Company, nor any of its affiliates, nor any of the employees or directors of the Company and its affiliates, warrants or guarantees the accuracy of the information contained in this document, nor accepts any responsibility arising out of or in connection with any errors or omissions of the contents set out in this document.

This document is the property of Principal Investment & Retirement Services that no part of this document may be modified, reproduced, transmitted, stored or distributed to any other person or incorporation in any format for any purposes without Principal Investment & Retirement Services' prior written consent.

The content of this document is provided by Principal Global Investors. Principal Global Investors leads global asset management at Principal® and includes the asset management operations of the following members of Principal®: Principal Global Investors, LLC; Principal Real Estate Investors, LLC; Principal Real Estate Europe Limited and its affiliates; Spectrum Asset Management, Inc.; Post Advisory Group, LLC; Columbus Circle Investors; Finisterre Capital, LLP; Origin Asset Management, LLP; Claritas Investmentos; Principal Global Investors (Europe) Limited; Principal Global Investors (Singapore) Ltd.; Principal Global Investors (Australia) Ltd.; Principal Global Investors (Japan) Ltd.; Principal Global Investors (Hong Kong) Ltd., and include assets where we provide model portfolios. Marketing assets under management include certain assets that are managed by Principal International and Retirement and Income Solutions divisions of Principal.

© 2020 Principal Financial Services, Inc. Principal, Principal and symbol design, and Principal Financial Group are registered trademarks and services marks of Principal Financial Services, Inc., a Principal Financial Group company.

This document has not been reviewed by the Securities and Futures Commission.

This document is issued by Principal Investment & Retirement Services Limited.

Mutual Funds Products Hotline: (852) 2117 8383 Website: www.principal.com.hk

派息政策：於每月派息。如宣佈派發收益，則除非閣下申請了現金分派，否則所派發收益將自動作再投資之用。子基金的派息可實際上從子基金的資本中支付(即從總收益中派息，而從資本中收取子基金的全部或部分費用及開支)，導致用於子基金支付派息的可分派收益有所增加，及子基金每單位的資產淨值即時下跌。實際上從資本中支付派息等同退還或提取投資者部份原有投資或歸屬於原有投資的任何資本收益。

當您作出任何投資選擇前，您必須考慮自己可承受風險的程度及財務狀況。如果您對本文件中提及的某些基金或產品是否適合您(包括這些基金或產品是否符合您的投資目標)有疑問，您必須徵詢法律、財務、稅務、會計及其他專業意見，以確保您作出的任何投資決定切合您的情況及財務狀況，並且選擇適合您的基金及／或產品。

本文件之內容於發佈當日來自被認為是準確及可靠的資訊，但當閣下查看本文件時，本文件所載資訊可能已不再是真實、準確或完整。本內容僅供參考之用，並不構成要約、招攬或邀請、宣傳、誘使、或任何種類或形式之申述，或訂立任何本文件中所提及的基金及／或產品交易的任何建議或推薦。本文件並無意被視為任何特定投資及或一般市場的預測、研究或投資建議，亦無意被視為預測或保證任何投資表現。本文件之內容並無考慮任何投資者的投資目標、特別需要或財務狀況。您不應將本文件之內容視為一個能依賴的全面性闡述。本文件中所有以任何形式表達的觀點會隨時更改而不另行通知。

在沒有抵觸任何法律規定的前提下，本公司、本公司的任何聯屬公司、或本公司及本公司的任何聯屬公司的任何僱員或任何董事，概不保證及擔保本文件所載資訊的準確性，亦概不對本文件的任何錯誤或遺漏承擔任何責任。本文件為信安投資及退休金服務有限公司所擁有，在未取得信安投資及退休金服務有限公司的事先書面同意，任何人士或機構均不可以任何方式及為任何目的修改、複製、傳送、儲存或分發任何內容。

本文件的內容由信安環球投資提供。信安環球投資是信安旗下的領先環球資產管理公司，並且包括以下信安成員公司的資產管理業務：信安環球投資有限責任公司、信安地產投資有限責任公司、Principal Real Estate Europe Limited及其附屬公司、Spectrum Asset Management, Inc.、Post Advisory Group, LLC、Columbus Circle Investors、Finisterre Capital, LLP、Origin Asset Management, LLP、Claritas Investmentos、信安環球投資(新加坡)有限公司、信安環球投資(澳洲)有限公司、信安環球投資(日本)有限公司、信安環球投資(香港)有限公司及包括我們提供模型組合的資產。市務資產管理總額包括信安旗下的Principal International and Retirement and Income Solutions分部管理的相當資產。

© 2020 Principal Financial Services, Inc.、Principal、Principal和標誌設計、Principal Financial Group及信安是Principal Financial Services, Inc.的註冊商標。Principal Financial Services, Inc.是Principal Financial Group的公司。

本文件並未經香港證券及期貨事務監察委員會審核。

本文件由信安投資及退休金服務有限公司刊發。

信安互惠基金產品熱線：(852) 2117 8383網頁：www.principal.com.hk