PRODUCT KEY FACTS

Fidelity Funds - Global Property Fund#

FIL Investment Management (Luxembourg) S.A. (as Management Company) August 2020

This statement provides you with key information about this product.
This statement is part of the Hong Kong Prospectus.
You should not invest in this product based on this statement alone.

Quick facts				
Management Company:	FIL Investment Management (Luxembourg) S.A.			
Investment Manager:	FIL Fund Management Limited (Bermuda, internal delegation)			
Investment Advisor:	Internal and/or external sub-delegation to one or more Investment Advisors as described in "The Investment Manager" section under Part IV of the Hong Kong Prospectus (~Note) ~ Note: The list of all Investment Advisors having managed all or part of the assets of each fund over the last six or twelve months will be published in the annual and semi-annual financial reports.			
Depositary:	Brown Brothers Harriman (Luxembourg) S.C.A.			
Ongoing charges over a year^:	Class A-USD:	1.95%	Class A-ACC-Euro:	1.95%
	Class A-Euro:	1.95%	Class A-ACC-USD:	1.95%
	^ Unless otherwise stated, the ongoing charges figure represents the ongoing expenses based on the annual financial report for the year ended 30 April 2020. This figure may vary from year to year.			
Dealing frequency:	Daily			
Base currency:	USD			
Dividend policy*:	Class A Subject to the Board's discretion, dividends will be declared annually normally on the first business day of August and will be paid accordingly. Class A-ACC No dividends will be paid for accumulating shares. All interest and other income earned on the investment will be retained in the fund. * Unless otherwise stated, dividends will not be paid out of capital and/or effectively out of capital.			
Financial year end of this fund:	30 April			
Minimum investment:		Initial Investment	Subsequent Investment	
	Class A	USD 2,500	USD 1,000	

What is this product?

Fidelity Funds is an open-ended investment company established in Luxembourg and regulated by the Commission de Surveillance du Secteur Financier (CSSF).

Objectives and investment policy

- The fund is an Equity fund and aims to achieve a combination of income and long-term capital growth primarily (i.e. at least 70% of the fund's assets) from investments in securities of companies principally engaged in the real estate industry and other real estate related investments.
- As the fund may invest globally, it may invest across different countries and regions. It is unconstrained in the amount it may invest in any single country or region.
- For the remaining assets, the Investment Manager has the freedom to invest outside the fund's principal geographies, market sectors, currency or asset classes.
- In selecting securities for the fund, several factors are considered in the investment process; for example, consideration may include, but is not limited to, a company's financials, including revenue and profit growth, return on capital, cash flows and other financial measures. In addition, company management, industry and economic environment, and other factors may be considered in the investment process.

This fund is authorised by the Securities and Futures Commission in Hong Kong under the Securities and Futures Commission Code on Unit Trusts and Mutual Funds and not under the Securities and Futures Commission Code on Real Estate Investment Trusts.

- The fund is actively managed. The Investment Manager will, when selecting investments for the fund and for the purposes of monitoring risk consider the FTSE EPRA/NAREIT Developed (Net) Index (the "Benchmark") as the Benchmark's constituents are representative of the type of companies the fund invests in. When monitoring risk, the Investment Manager may reference the Benchmark for the purpose of setting internal guidelines. These guidelines represent overall levels of exposure relative to the Benchmark. Where the fund invests in securities that are included in the Benchmark, its allocation to those securities is likely to differ from the Benchmark allocation. The Investment Manager has a wide range of discretion with regards to the investment selection and may invest in companies, sectors, countries and security types not included in the Benchmark in order to take advantage of investment opportunities although a substantial portion of the fund's investments is likely to be part of the Benchmark. Over short time periods, the fund's performance may be close to the Benchmark, depending on market conditions. Over longer time periods, both the fund's portfolio and performance are expected to vary from that of the Benchmark. The fund's performance can be compared to the Benchmark as the Benchmark's constituents are representative of the type of companies the fund invests in.
- The fund may invest in assets directly or achieve exposure indirectly through other eligible means including financial derivative instruments ("**derivatives**"). Such derivatives may include over-the-counter and/or exchange traded instruments such as futures, contracts for difference, equity swaps, options such as puts, calls and warrants, forwards, non-deliverable forwards and currency swaps. The fund may use derivatives with the aim of risk or cost reduction or to generate additional capital or income (including for investment purposes), in line with the risk profile of the fund.
- The fund will not invest more than 10% of their net asset value in securities issued by or guaranteed by any single country (including its government, a public or local authority of that country) with a credit rating below investment grade.
- The fund will not engage extensively in securities lending, repurchase and reverse repurchase transactions.

Use of derivatives/investment in derivatives

The fund's net derivative exposure may be up to 50% of its net asset value.

What are the key risks?

Investment involves risks. Please refer to the Hong Kong Prospectus for details including the risk factors.

Risk to Capital and Income (Investment Risk)

- The assets of the fund are subject to fluctuations in value. There is no guarantee of repayment of principal and you may not get back the original amount invested. Past performance is no guarantee of future performance.

Equities

- The fund's investment in equities securities may fluctuate, sometimes dramatically, in response to the activities and results of individual companies or because of general market and economic conditions or other events including changes in investment sentiment, political and economic conditions and issuer-specific factors.

Valuation Risk

- Valuation of the fund's investments may involve uncertainties and judgmental determinations. If such valuation turns out to be incorrect, this may affect the net asset value calculation of the fund.

Income-producing securities

- Although the fund will generally invest in income-producing securities, it is not guaranteed that all underlying investments will generate income. To the extent that underlying investments of the fund are income producing, higher yields generally mean that there will be reduced potential for capital appreciation for equity securities.

Foreign Currency Risk

- The fund's assets may be denominated in currencies other than the base currency of the fund. Also, a class of shares may be designated in a currency other than the base currency of the fund. Fluctuations in the exchange rates between these currencies and the base currency as well as changes in exchange rate controls may adversely affect the fund's net asset value.

Real Estate Investment Trusts ("REIT") Risk

- The fund may invest in REITS which are primarily indirect investments in real estate and are generally less liquid. Limited liquidity may affect the ability of a REIT to vary its investment portfolio or liquidate part of its assets in response to changes in economic conditions, international securities markets, foreign exchange rates, interest rates, real estate market or other conditions. Heavy cash flow dependency, borrowers' default risk, decline in the credit rating of the REIT and interest rates rise will potentially lead to a decline in the value of the investments.

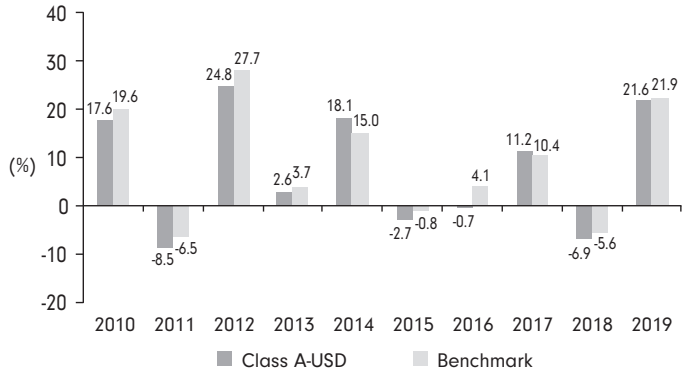
Sector Concentration

- The fund may invest in a single sector and may have greater exposures to the market, liquidity, tax, legal, regulatory, and economic risks of those sectors than a fund which diversifies across a number of sectors. This may result in lower liquidity of the fund's assets and/or a higher volatility of the net asset value than a fund that diversifies across more sectors.

Financial Derivative Instruments

- The fund's net derivative exposure may be up to 50% of its net asset value. The use of derivatives may give rise to liquidity risk, counterparty credit risk, volatility risk, valuations risks and over-the-counter transaction risk at times. The leverage element/component of a derivative can result in a loss significantly greater than the amount invested in the financial derivative instrument by the fund. Exposure to financial derivative instruments may lead to a high risk of significant loss by the fund.

How has the fund performed?



- Past performance information is not indicative of future performance. Investors may not get back the full amount invested.
- The computation basis of the performance is based on the calendar year end, NAV-to-NAV, with dividend reinvested.
- These figures show by how much the Class A-USD increased or decreased in value during the calendar year being shown. Performance data has been calculated in USD including ongoing charges and excluding any subscription fees and redemption fees you might have to pay.
- Fund launch date: 2005
- Class A-USD launch date: 2005
- Class A-USD is selected as the most appropriate representative share class as it has the longest track record and is denominated in the fund's reference currency.
- The benchmark is the FTSE EPRA/NAREIT Developed (Net) Index.

Is there any guarantee?

This fund does not have any guarantees. You may not get back the full amount of money you invested.

What are the fees and charges?

Charges which may be payable by you

You have to pay the following fees when dealing in shares of the fund:

Subscription Fee	Class A – Up to 5.25% of NAV
Switching Fee	Generally up to 1% of NAV, except if you are switching from one class with no subscription fee into a class with subscription fee, you will have to pay for a switching fee of up to the full subscription fee of the class to be switched
Redemption Fee	N/A

Ongoing fees payable by the fund

The following expenses will have to be paid out of the fund. They affect you because they reduce the return you get on your investments:

Management Fee*	Class A – Up to 1.50% p.a. of NAV
Depositary Fee	Varies from 0.003% to 0.35% of NAV
Performance Fee	N/A
Administration Fee	Up to 0.35% of NAV

* The management fee can be increased to a maximum annual rate of 2% of the net asset value of the fund. In the event of such increase, not less than 3 months' notice will be given to you.

Other Fees

You may have to pay other fees when dealing in shares of the fund. Any other fees and charges are described in the Hong Kong Prospectus. You should note that some fees may be increased, up to a specified permitted maximum, by giving shareholders at least one month's prior notice. For details, please refer to the Hong Kong Prospectus.

Additional Information

- You generally buy, redeem or switch shares at the fund's next-determined net asset value after we receive your request, directly or via a distributor, in good order at or before 5.00 p.m. Hong Kong time on a dealing day, being the fund's dealing cut-off time. Before placing your orders, please check with your distributor for the distributor's internal dealing cut-off time (which may be earlier than the fund's dealing cut-off time).
- The net asset value of this fund is calculated and the price of shares is published each business day. Net asset value of the fund will be published in the South China Morning Post and the Hong Kong Economic Times.
- Investors may also obtain the past performance information of the fund's representative share class and (if applicable) other share classes offered to Hong Kong investors from www.fidelity.com.hk*.
- Investors may obtain information on the intermediaries from the Fidelity Investor Hotline: +852 2629 2629.

Important

If you are in doubt, you should seek professional advice. The SFC takes no responsibility for the contents of this statement and makes no representation as to its accuracy or completeness.

* The website has not been reviewed by the SFC.

產品資料概要

富達基金 — 環球房地產基金#

FIL Investment Management (Luxembourg) S.A. (管理公司)

2020年8月

本概要提供本基金的重要資料，
是香港認購章程的一部份。
請勿單憑本概要作投資決定。

資料便覽

管理公司：	FIL Investment Management (Luxembourg) S.A.
投資經理：	FIL Fund Management Limited (百慕達，內部委派)
投資顧問：	一名或多名獲轉授職能的內部及／或外部投資顧問，詳情載於香港認購章程第四部份「投資經理」一節 (~附註) ~ 附註：在過去六個月或十二個月管理每項基金全部或部份資產的所有投資顧問名單將刊載於年度及半年度財務報告。
保管人：	Brown Brothers Harriman (Luxembourg) S.C.A.
全年經常性開支比率^：	A類別股份 - 美元： 1.95%　A類別股份 - 累積 - 歐元： 1.95% A類別股份 - 歐元： 1.95%　A類別股份 - 累積 - 美元： 1.95% ^ 除非另有註明，否則經常性開支比率是根據截至2020年4月30日止年度的年度財務報告所刊載的經常性開支計算。該比率每年均可能有所變動。
交易頻密程度：	每日
基本貨幣：	美元
股息政策*：	A類別股份 在董事會酌情決定下，每年股息一般將於8月首個營業日宣派，並將據此支付。 A類別股份 - 累積 累積股份不會分派股息，所有投資利息和收益將保留在基金內。 *除非另有註明，否則股息將不會從資本中撥付及／或實際上從資本中撥付。
財政年度終結日：	4月30日

最低投資額：	首次投資額	再次投資額
A類別股份	2,500美元	1,000美元

本基金是甚麼產品？

富達基金是在盧森堡成立的開放式投資公司，並受盧森堡金融業監察委員會 (Commission de Surveillance du Secteur Financier (CSSF)) 監管。

目標及投資政策

- 本基金是一項股票基金，旨在透過主要 (即基金資產的最少70%) 投資於首要從事房地產業務的公司證券，以及其他與房地產相關的投資項目，以達致賺取收益及長線資本增長的目標。
- 由於基金可於全球作投資，故可能投資於不同的國家和地區。基金在任何單一國家或地區的投資金額不受限制。
- 投資經理可把其餘資產自由投資於基金的其他非首要地區、市場界別、貨幣或資產類別。
- 為基金挑選證券時，在投資程序中將會考慮多項因素，例如 (但不限於) 一家公司的財政狀況，包括收益和盈利增長、資本回報率、現金流量及其他財政指標。此外，在投資程序中亦會考慮到公司管理層、行業與經濟環境，以及其他因素。
- 基金採取積極管理。 投資經理為基金挑選投資時，以及就監控風險目的而言，將會考慮FTSE EPRA/NAREIT Developed (淨額) 指數 (「基準」)，因為基準的成份股是基金所投資的公司所屬類別的代表。在監控風險時，投資經理可參考基準以制定內部指引。這些指引代表相對於基準的整體投資水平。若基金投資於基準所包含的證券，基金對這些證券的投資分配也有可能與基準的分配不同。在投資選擇方面，投資經理具有廣泛酌情權，並可投資於未有納入基準的公司、行業、國家及證券類別，以把握投資機會，儘管基金的大部份投資可能是基準的成份股。短期而言，基金的表現可能貼近基準，視乎市場狀況而定。長期而言，預期基金的投資組合及表現均可能有別於基準。基金的表現可與基準的表現進行比較，因為基準的成份股是基金所投資的公司所屬類別的代表。
- 基金可直接投資於資產，或透過其他合資格的投資方法，包括金融衍生工具 (「衍生工具」) 間接取得投資配置。衍生工具可包括場外交易市場及／或交易所買賣工具，例如期貨、差價合約、股權互換、期權 (例如認沽盤、認購期權和認股權證)、遠期合約、不交收遠期合約和貨幣掉期。基金可於符合其風險類別的原則下使用衍生工具，旨在減低風險或削減成本，或締造額外的資本或收益 (包括作投資用途)。

這項基金是根據香港證券及期貨事務監察委員會的《單位信託及互惠基金守則》，而非《房地產投資信託基金守則》，獲得證券及期貨事務監察委員會認可。

- 基金將不可把其超過10%的資產淨值，投資於由任何單一國家 (包括該國政府、公共機構或當地機關) 發行或擔保，而信貸評級低於投資級別的證券。
- 基金將不會廣泛進行證券借貸、回購及反向回購協議交易。

使用衍生工具／投資於衍生工具

基金的衍生工具風險承擔淨額最高為其資產淨值的50%。

本基金有哪些主要風險？

投資涉及風險。有關詳情 (包括風險因素) 請參閱香港認購章程。

資本及收益的風險 (投資風險)

- 基金的資產須承受價值波動。恕不保證閣下可獲償還本金。閣下可能無法收回最初的投資金額。基金過去的表現並非未來業績的保證。

股票

- 基金的股本證券投資可能受個別公司的活動和業績，或一般市場和經濟狀況或其他事件 (包括投資情緒、政治和經濟狀況改變，以及特定發行機構因素) 影響而反覆波動，而且波幅有時可能十分顯著。

估值風險

- 基金所持投資的估值可能涉及不明朗因素和判定性的決定。如證實有關估值不正確，可能會影響基金的資產淨值計算。

收益性證券

- 雖然基金一般將投資於收益性證券，但不保證所有相關投資均能締造收益。若基金的相關投資屬收益性資產，收益較高一般意味著股票證券的資本增值潛力將減少。

外幣風險

- 基金的資產可能以非基本貨幣計算。此外，基金的某類別股份可能指定以非基本貨幣計值。這些貨幣與基本貨幣之間的匯率波動，以及外匯管制變動可能會對基金的資產淨值造成負面影響。

房地產投資信託基金 (「REITS」) 風險

- 基金可投資於房地產投資信託基金。由於房地產投資信託基金主要間接投資於房地產，一般流動性較低。流動性有限可能會影響房地產投資信託基金因應經濟狀況、國際證券市場、外匯、利率、房地產市場或其他情況的變動而更改投資組合或變現部份資產的能力。依賴大量現金流、借款人違約風險、房地產投資信託基金的信貸評級下調，以至加息均可能導致投資價值下降。

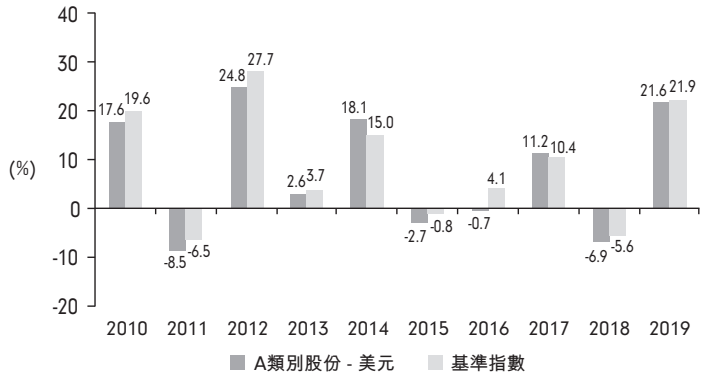
集中行業投資

- 基金可能投資於單一行業，因此承受有關行業的市場、流動性、稅務、法律、監管及經濟風險可能高於分散投資在多個行業的基金。這可能導致基金的資產流動性低於及／或資產淨值的波幅高於分散投資在較多行業的基金。

金融衍生工具

- 基金的衍生工具風險承擔淨額最高為其資產淨值的50%。偶爾使用衍生工具可能會引發流動性風險、交易對手信貸風險、波幅風險、估值風險及場外交易市場交易風險。衍生工具的槓桿元素／成份可能導致基金所蒙受的損失顯著高於其投資於該金融衍生工具的金額。投資於金融衍生工具可能導致基金須承受錄得重大損失的高風險。

本基金過往的業績表現如何？



- 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。
- 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。
- 有關數據顯示A類別股份 - 美元在有關曆年內的價值升跌幅度。業績表現以美元計算，當中反映出持續費用，但不包括閣下可能須支付的認購費和贖回費。
- 基金推出日期：2005年
- A類別股份 - 美元推出日期：2005年
- A類別股份 - 美元獲選為最適合的股份類別代表，因其擁有最長過往紀錄及以基金報價貨幣計值。
- 基準為FTSE EPRA/NAREIT Developed (淨額) 指數。

本基金有否提供保證？

本基金並不提供任何保證。閣下未必能取回投資本金。

投資本基金涉及哪些費用及收費？

閣下或須繳付的收費

閣下就基金股份交易須繳付以下費用：

認購費	A類別股份 – 最高為資產淨值的5.25%
轉換費	一般最高為資產淨值的1%，但由毋須支付認購費的股份類別轉至其他須支付認購費的股份類別，須繳付的轉換費最高將相當於擬轉換股份類別的全部認購費
贖回費	不適用

基金持續繳付的費用

以下收費將從基金總值中扣除，閣下的投資回報將會因而減少：

管理費*	A類別股份 – 每年最高為資產淨值的1.50%
保管費	由資產淨值的0.003%至0.35%不等
表現費	不適用
行政費	最高為資產淨值的0.35%

* 每年管理費最高可上調至基金資產淨值的2%，閣下將在有關費用調整前最少三個月收到通知。

其他費用

基金股份交易或須繳付其他費用。所有其他費用及收費詳情載於香港認購章程。請注意，在向股東發出最少一個月事先通知後，部份費用最高可上調至指定的許可上限。詳情請參閱香港認購章程。

其他資料

- 在基金交易截止時間，即交易日下午五時 (香港時間) 或之前經我們收妥由閣下直接或透過分銷商提出的認購、贖回或轉換要求，一般按隨後釐定的股份價格執行。閣下在提出有關要求之前，應向分銷商查詢其內部交易截止時間 (可能早於基金交易的截止時間)。
- 本基金在每個營業日計算資產淨值及公佈股份價格。基金資產淨值將刊登於南華早報及香港經濟日報。
- 投資者亦可於www.fidelity.com.hk*下載基金的股份類別代表及 (如適用) 可供香港投資者認購的其他股份類別的往績表現資料。
- 投資者可致電富達投資熱線 (電話：+852 2629 2629) 取得中介商的資料。

重要提示

閣下如有疑問，應諮詢專業意見。證監會對本概要的內容並不承擔任何責任，對其準確性或完整性亦不作出任何陳述。

* 此網頁未經證監會審核。