

Fidelity Funds – Global Property Fund

富達基金 – 環球房地產基金

28 February 2021 年2月28日

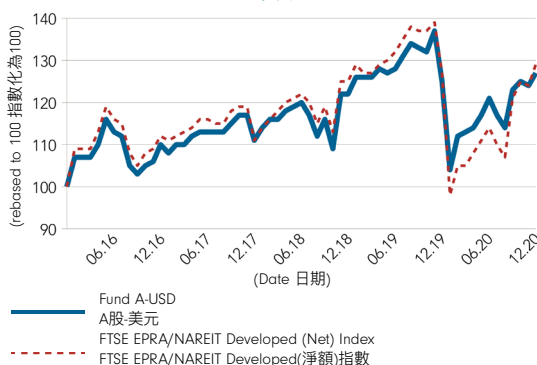
- This fund invests primarily in securities of companies principally engaged in the real estate industry and other real estate related investments.
- The fund is subject to equities risk, risk to capital and income, foreign currency risk, valuation risk and risks of investment in Real Estate Investment Trusts ("REIT").
- Although the fund will generally invest in income-producing securities, it is not guaranteed that all underlying investments will generate income. Higher yields generally mean that there will be reduced potential for capital appreciation for equity securities.
- 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.
- The fund's net derivative exposure may be up to 50% of its NAV, the use of derivatives may involve liquidity risk, counterparty credit risk, volatility risk, valuations risks and over-the-counter transaction risk, at times. Exposure to financial derivative instruments and its leverage element may lead to a high risk of significant loss by the fund.
- Investors may suffer substantial loss of their investments in the fund. Investor should not invest in the fund solely based on the information provided in this document and should read the offering documents, including Product Key Facts (including the risk factors) for details.

- 本基金主要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。
- 基金可能涉及股票風險、資本及收益的風險、外幣風險、估值風險及投資於房地產投資信託基金的風險。
- 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。收益較高一般意味著股票證券的資本增值潛力將減少。
- 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、監管及經濟的較高風險。
- 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。投資於金融衍生工具及其槓桿元素可能導致基金須承受錄得重大損失的高風險。
- 您在本基金的投資有可能大幅虧損。投資者應參閱基金之銷售文件，包括產品資料概要(包括風險因素)，而不應只根據這文件內的資料而作出投資。

Fund Details 基金資料

Fund Manager 基金經理	Dirk Philippa
Reference Currency 報價貨幣	USD 美元
Fund Size 基金資產值	US\$207m (百萬美元)
Max. Sales Charge 最高認購費	5.25%
Annual Management Fee 每年管理費	1.50%
Min. Subscription 最低認購金額	USD2,500 or HKD eqv 2,500美元或港元等值
Total No. of Positions 總持股數	31
Fidelity Fund Code 富達基金代號	1079

Fund Performance 基金表現



Top 10 Positions 十大持股 (%)

Company 公司	Sector 行業	Fund 基金	Index 指數
PROLOGIS INC	Industrial 工業	8.8	4.6
VONOVIA SE	Residential 住宅	6.5	2.3
HEALTHPEAK PROPERTIES	Diversified 多元化	5.3	1.0
MITSUI FUDOSAN CO LTD	Diversified 多元化	5.1	1.3
EQUITY LIFESTYLE PPTYS INC	Residential 住宅	4.8	0.7
AMERICAN HOMES 4 RENT	Residential 住宅	4.7	0.5
CAMDEN PROPERTY TRUST	Residential 住宅	4.7	0.6
DIGITAL RLTY TR INC	Offices 辦公室	4.6	2.4
PUBLIC STORAGE	Diversified 多元化	4.4	2.2
MITSUBISHI ESTATE CO LTD	Offices 辦公室	4.2	1.2

Summary of Investment Objective 投資目標摘要

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. (Please refer to the offering document for Investment Objective of the fund)

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。(關於基金的投資目標詳情請參閱基金章程)

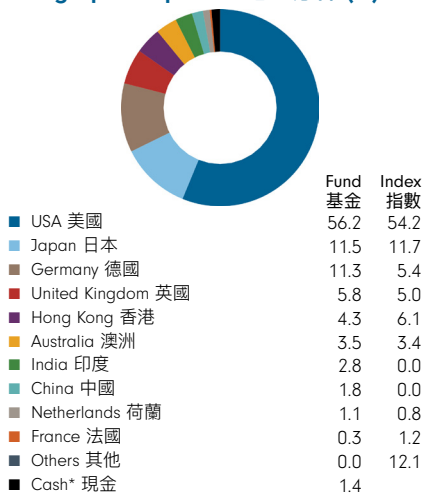
Cumulative Performance 累積表現 (%)

	YTD 年初至今	3 mth 3 個月	6 mth 6 個月	1 yr 1 年	3 yr 3 年	5 yr 5 年	Since Launch 自推出以來
A-USD A股-美元	1.5	3.3	4.9	1.0	14.1	26.6	70.8
A-ACC-USD A股-累積美元	1.4	3.3	4.9	0.9	14.1	26.6	71.1
A-ACC-EUR A股-累積歐元	2.6	2.0	3.7	-8.2	15.2	13.7	66.5
A-EUR A股-歐元	2.6	2.0	3.7	-8.1	15.3	13.8	67.0
Index 指數	2.9	6.5	12.9	1.1	15.4	28.6	101.2

Source: Fidelity, NAV-NAV basis, in respective currencies with dividends re-invested. Index performance (if any) is calculated in the currency of the first share class listed in the table.

資料來源：富達，以資產淨值及各自貨幣計算，並假設股息盈利再作投資。指數表現(如有)以表內列示第一項股份類別之貨幣計算。

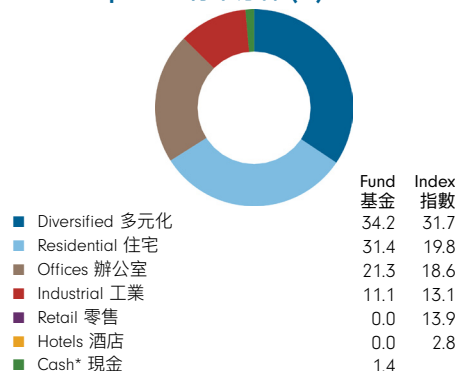
Geographic Exposure 地區分佈 (%)



Certain unclassified items (such as non-equity investments and index futures/options) are excluded. *Cash refers to any residual cash exposure that is not invested in shares or via derivatives.

部分未能分類的項目(如非股票投資及指數期貨/期權)未有包括在內。*現金指任何未被投資於股票或未透過衍生工具投資的剩餘現金部分。

Sector Exposure 行業分佈 (%)



◇ The fund is authorized by the Securities and Futures commission (SFC) in Hong Kong under the SFC Code on Unit Trusts and Mutual Funds and not under the SFC Code on Real Estate Investment Trusts. Such authorization does not imply official approval or recommendation by the SFC. The underlying REITs may not necessarily be authorized by the SFC; and the dividend policy/payout policy of the fund is not representative of the dividend policy/payout policy of the underlying REITs.

本基金是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，獲得香港證券及期貨事務監察委員會(證監會)認可。上述認可並不表示本基金獲得證監會官方的認同或推介。本基金持有的房地產投資信託基金未必獲得證監會認可，本基金的股息政策/派息政策並不代表其持有的房地產投資信託基金的股息政策/派息政策。

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Measures ‡ 衡量指標

	Fund 基金	Index 指數
Annualised Volatility (3 years) 年度化波幅(3年)%	16.04	19.40
Beta (3 years) 貝他係數(3年)	0.80	-
Sharpe Ratio (3 years) 夏普比率(3年)	0.19	0.17
Price / earnings ratio (x) 市盈率 (倍)	30.8	36.6
Price / book ratio (x) 市賬率 (倍)	1.4	1.4
Active Money 主動投資比率(%)	72.6	-

Index 指數

Market Index: FTSE EPRA/NAREIT Developed (Net) Index

FTSE EPRA/NAREIT Developed(淨額)指數

Index is for comparative purpose only.

指數只用作為比較用途。

Share Class Details & Codes 股份類別資料及代碼

Share Class 股份類別	Launch Date 推出日期	NAV 單位資產淨值	Bloomberg Ticker 彭博代碼	ISIN 基金代碼
A-USD A股-美元	05.12.05	15.13	FIDGLAU LX	LU0237698245
A-ACC-USD A股-累積-美元	05.12.05	17.11	FIDGLAA LX	LU0237698914
A-ACC-EUR A股-累積-歐元	05.12.05	16.65	FIDGLAC LX	LU0237698757
A-EUR A股-歐元	05.12.05	14.69	FIGLORA LX	LU0237697510

A: distributing share class. A-ACC: accumulating share class.

A股: 派息股份類別。A股-累積: 累積股份類別。

Calendar Year Performance 曆年表現 (%)

	2016	2017	2018	2019	2020
A-USD A股-美元	-0.7	11.2	-6.9	21.6	-5.8
A-ACC-USD A股-累積-美元	-0.7	11.2	-6.9	21.6	-5.8
A-ACC-EUR A股-累積-歐元	2.1	-2.4	-2.3	24.1	-13.5
A-EUR A股-歐元	2.1	-2.4	-2.3	24.1	-13.5
Index 指數	4.1	10.4	-5.6	21.9	-9.0

Source: Fidelity, NAV-NAV basis, in respective currencies with dividends re-invested. Index performance (if any) is calculated in the currency of the first share class listed in the table.

資料來源: 富達, 以資產淨值及各自貨幣計算, 並假設股息盈利再作投資。指數表現 (如有) 以表內列示第一項股份類別之貨幣計算。

Annual report
年度報告



Semi-annual report
半年度報告



Prospectus
認購章程



Product Key Facts
產品資料概要



A position combines all equity investments (including derivatives) linked to an issuing company. Derivatives are included on an exposure basis so they reflect the equivalent underlying shares needed to generate the same return. Geographic and sector breakdown tables are calculated using the positions methodology. Active Money: This is the sum of the fund's overweight positions (including effective cash) when compared to the market index. 倉位指包括與發行公司相關的一切股權投資 (包括衍生工具)。衍生工具已按風險基準包括在內, 故其反映可產生相同回報所需的等額相關股份。地區分佈及行業分佈為根據此倉位方法計算。主動投資比率: 用以量度基金組合相對指數持重之持倉 (包括現金) 總和。

(1) Volatility measures are not calculated for funds which are less than 3 years old. 成立不足三年的基金之波幅不會被計算。
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