

Factsheet

February 2012

(Data as at end February 2012)

Objective

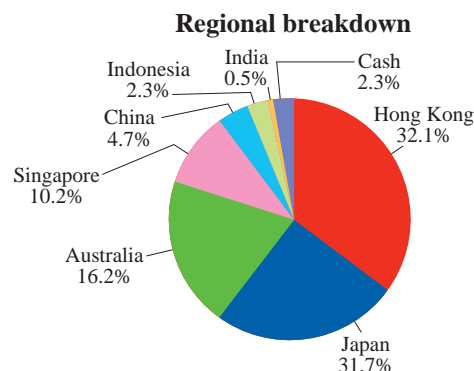
HSBC-Link Premium Property Equity Fund seeks to achieve long term capital appreciation by investing in the quoted equity securities of companies or Real Estate Investment Trusts (or its equivalents) listed or traded on a regulated market which derive the main part of their revenue from the ownership, management and/or development of real estate, throughout the world.

The Fund invests all or substantially all of its assets primarily 50% into the Henderson Horizon Fund- Global Property Equities Fund, 25% into the Henderson Horizon Fund-Pan European Property Equities Fund and 25% into the Henderson Horizon Fund-Asia-Pacific Property Equities Fund.

Henderson Horizon Fund - Asia-Pacific Property Equities Fund

Top 5 holdings

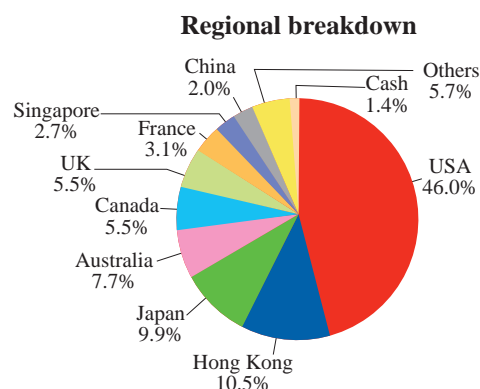
	(%)
Sun Hung Kai Properties	9.3
Mitsui Fudosan	8.7
Mitsubishi Estate	8.6
Hang Lung Properties	6.5
Westfield	4.7



Henderson Horizon Fund - Global Property Equities Fund

Top 5 holdings

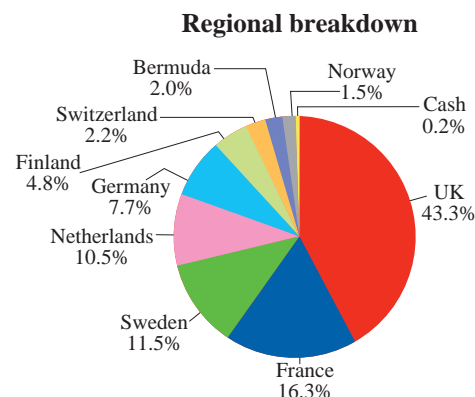
	(%)
Simon Property	5.4
Sun Hung Kai Properties	4.5
Ventas	4.4
Vornado Realty Trust	3.1
Westfield	3.1



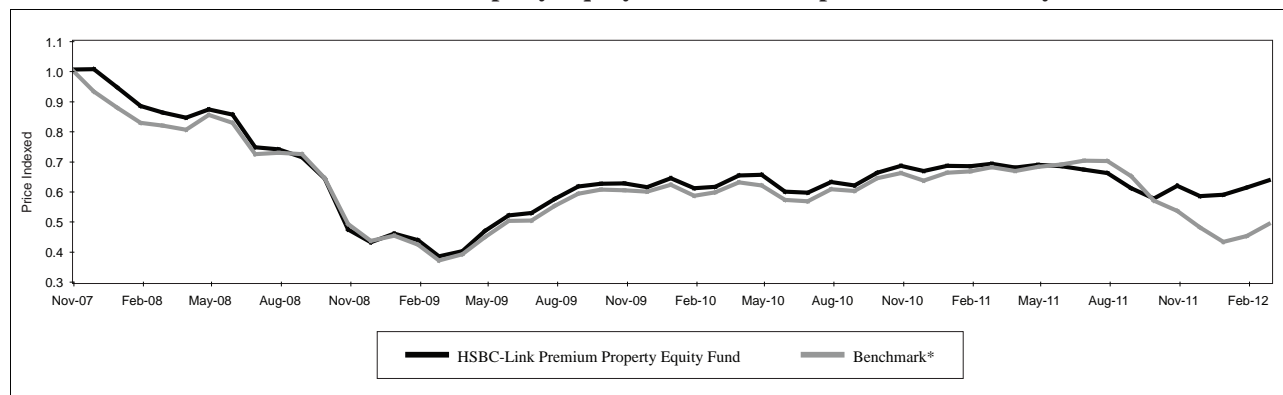
Henderson Horizon Fund - Pan European Property Equities Fund

Top 5 holdings

Equities	(%)
Land Securities	9.9
Unibail-Rodamco	9.3
Hammerson	7.4
Corio	6.0
Derwent London	5.6



Performance of HSBC-Link Premium Property Equity Fund from inception to 29 February 2012



Period	3-month	6-month	1-year	3-year	5-year	Since inception
HSBC-Link Premium Property Equity Fund	9.04%	4.31%	-8.01%	66.93%	N.A	-36.83%
Benchmark*	2.55%	-24.60%	-27.95%	33.24%	N.A	-51.31%

Note: Dividends are reinvested and reflected in the funds net asset value. Investor should note that there is no guarantee on the capital and returns. The actual returns depend on the actual performance of the underlying investments.

Fund details

Fund price (as at 29 February 2012):	Bid/Offer: S\$0.60009 / S\$0.63167	Management fee:	1.50% p.a.
Fund size (as at 29 February 2012):	S\$0.53 million	Bid - Offer spread#:	5%
Launch date:	01 November 2007	Valuation:	Daily, by 5.00 p.m.
Fund manager:	Henderson Global Investors (Singapore) Limited	CPFIS/ SRS:	SRS
		CPFIS risk classification:	N.A.
		Risk category:	High risk

* Benchmark - 50% FTSE EPRA/NAREIT Developed Index + 25% FTSE EPRA/NAREIT Pure Asia total return net dividend Index (Capital constrained) + 25% FTSE EPRA/NAREIT Developed Europe Capped Index TRI (with effect from 1 July 2009).

For all Single Premium (Asset Manager series) and Recurring Single Premium (Accumulation Manager) investment-linked insurance products, bonus units of 2.11% will be given. Net sales charge of 3% applies.

Important Notes

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