

# 信安環球投資基金－環球物業證券基金

## Principal Global Investors Funds – Global Property Securities Fund



09/2024

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.

### 重要提示 Important Information:

- 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「特別投資考慮因素及風險」部份。
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- 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.

# 環球物業證券基金 Global Property Securities Fund

## 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
30/08/2024	02/09/2024	0.0156	8.6200	8.6000	2.20%	06/09/2024
31/07/2024	01/08/2024	0.0115	8.1800	8.2400	1.69%	08/08/2024
28/06/2024	01/07/2024	0.0386	7.7700	7.7000	6.18%	05/07/2024
31/05/2024	04/06/2024	0.0160	7.8100	7.8500	2.47%	10/06/2024
30/04/2024	05/01/2024	0.0079	7.4900	7.4700	1.28%	08/05/2024
28/03/2024	02/04/2024	0.0458	7.9800	7.7200	7.36%	08/04/2024
29/02/2024	01/03/2024	0.0123	7.7600	7.8300	1.90%	07/03/2024
31/01/2024	01/02/2024	0.0046	7.8000	7.8500	0.71%	08/02/2024
29/12/2023	02/01/2024	0.0356	8.1900	8.1800	5.35%	08/01/2024
30/11/2023	01/12/2023	0.0201	7.5600	7.6800	3.19%	07/12/2023
31/10/2023	01/11/2023	0.0041	6.8200	6.8700	0.72%	07/11/2023
29/09/2023	02/10/2023	0.0277	7.1600	7.0200	4.84%	19/10/2023
31/08/2023	01/09/2023	0.0148	7.6500	7.6200	2.36%	20/09/2023
31/07/2023	01/08/2023	0.0082	7.8700	7.8100	1.27%	21/08/2023
30/06/2023	03/07/2023	0.0372	7.7000	7.7400	5.92%	20/07/2023
31/05/2023	01/06/2023	0.0168	7.5200	7.5300	2.71%	21/06/2023
28/04/2023	02/05/2023	0.0138	7.9300	7.7700	2.15%	19/05/2023
31/03/2023	03/04/2023	0.0421	7.8100	7.7500	6.72%	24/04/2023
28/02/2023	01/03/2023	0.0146	8.0700	7.9400	2.23%	21/03/2023
31/01/2023	01/02/2023	0.0047	8.4200	8.4700	0.67%	21/02/2023
30/12/2022	03/01/2023	0.0286	7.7100	7.7100	4.54%	20/01/2023
30/11/2022	01/12/2022	0.0162	7.9800	7.9700	2.47%	20/12/2022
28/10/2022	01/11/2022	0.0038	7.5500	7.5400	0.61%	18/11/2022
30/09/2022	03/10/2022	0.0271	7.4500	7.5300	4.41%	20/10/2022
31/08/2022	01/09/2022	0.0233	8.5200	8.4200	3.37%	20/09/2022
29/07/2022	02/08/2022	0.0150	9.1600	8.9800	2.02%	19/08/2022
30/06/2022	01/07/2022	0.0340	8.5000	8.5400	4.88%	20/07/2022
31/05/2022	01/06/2022	0.0237	9.3500	9.2700	3.11%	21/06/2022
29/04/2022	03/05/2022	0.0114	9.8400	9.6500	1.43%	20/05/2022
31/03/2022	01/04/2022	0.0395	10.4100	10.5000	4.61%	22/04/2022
28/02/2022	01/03/2022	0.0107	10.0000	9.9100	1.30%	22/03/2022
27/01/2022	02/02/2022	0.0050	9.9600	10.3800	0.58%	18/02/2022

\* 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.

# 環球物業證券基金 Global Property Securities Fund

## 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
31/12/2021	04/01/2022	0.0302	11.0000	10.9300	3.37%	21/01/2022
30/11/2021	01/12/2021	0.0224	10.4100	10.3200	2.64%	20/12/2021
29/10/2021	01/11/2021	0.0069	10.6700	10.7100	0.78%	18/11/2021
30/09/2021	01/10/2021	0.0256	10.1300	10.1900	3.06%	20/10/2021
31/08/2021	01/09/2021	0.0147	10.8000	10.9000	1.63%	20/09/2021
30/07/2021	03/08/2021	0.0117	10.6800	10.7000	1.32%	20/08/2021
30/06/2021	01/07/2021	0.0260	10.2900	10.2900	3.07%	20/07/2021
31/05/2021	01/06/2021	0.0175	10.1700	10.2700	2.06%	21/06/2021
30/04/2021	04/05/2021	0.0169	10.0400	9.9700	2.05%	21/05/2021
30/03/2021	01/04/2021	0.0487	9.6200	9.6300	6.24%	22/04/2021
26/02/2021	01/03/2021	0.0117	9.2500	9.3000	1.52%	19/03/2021
29/01/2021	01/02/2021	0.0000	9.0300	9.1500	0.00%	18/02/2021
31/12/2020	04/01/2021	0.0236	9.2200	9.0200	3.19%	21/01/2021
30/11/2020	01/12/2020	0.0419	8.9800	9.0200	5.72%	18/12/2020
30/10/2020	02/11/2020	0.0085	8.1100	8.2300	1.25%	19/11/2020
30/09/2020	01/10/2020	0.0201	8.4100	8.5400	2.86%	20/10/2020
31/08/2020	01/09/2020	0.0163	8.7000	8.6600	2.28%	18/09/2020
31/07/2020	04/08/2020	0.0235	8.5200	8.5300	3.36%	21/08/2020
30/06/2020	01/07/2020	0.0259	8.1500	8.2800	3.82%	20/07/2020
29/05/2020	02/06/2020	0.0122	7.9600	8.2100	1.80%	19/06/2020
30/04/2020	01/05/2020	0.0095	7.6800	7.6600	1.50%	21/05/2020
31/03/2020	01/04/2020	0.0347	7.4000	7.4000	5.77%	22/04/2020

\* 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.

# 環球物業證券基金 Global Property Securities Fund

## 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
30/08/2024	02/09/2024	0.0155	8.5300	8.5100	2.21%	06/09/2024
31/07/2024	01/08/2024	0.0114	8.0800	8.1400	1.69%	08/08/2024
28/06/2024	01/07/2024	0.0382	7.6800	7.6100	6.19%	05/07/2024
31/05/2024	04/06/2024	0.0158	7.7100	7.7600	2.47%	10/06/2024
30/04/2024	01/05/2024	0.0078	7.3900	7.3700	1.28%	08/05/2024
28/03/2024	02/04/2024	0.0452	7.8700	7.6100	7.36%	08/04/2024
29/02/2024	01/03/2024	0.0121	7.6500	7.7100	1.90%	07/03/2024
31/01/2024	01/02/2024	0.0045	7.7000	7.7400	0.70%	08/02/2024
29/12/2023	02/01/2024	0.0352	8.1000	8.0700	5.36%	08/01/2024
30/11/2023	01/12/2023	0.0199	7.4700	7.5800	3.20%	07/12/2023
31/10/2023	01/11/2023	0.0041	6.7300	6.7800	0.73%	07/11/2023
29/09/2023	02/10/2023	0.0273	7.0600	6.9200	4.84%	19/10/2023
31/08/2023	01/09/2023	0.0146	7.5300	7.5000	2.36%	20/09/2023
31/07/2023	01/08/2023	0.0081	7.7900	7.7400	1.26%	21/08/2023
30/06/2023	03/07/2023	0.0367	7.5900	7.6300	5.93%	20/07/2023
31/05/2023	01/06/2023	0.0165	7.4100	7.4200	2.70%	21/06/2023
28/04/2023	02/05/2023	0.0136	7.8000	7.6400	2.16%	19/05/2023
31/03/2023	03/04/2023	0.0414	7.6700	7.6200	6.72%	24/04/2023
28/02/2023	01/03/2023	0.0143	7.9300	7.8000	2.22%	21/03/2023
31/01/2023	01/02/2023	0.0046	8.2900	8.3400	0.66%	21/02/2023
30/12/2022	03/01/2023	0.0283	7.6200	7.6100	4.55%	20/01/2023
30/11/2022	01/12/2022	0.0161	7.8900	7.9100	2.47%	20/12/2022
28/10/2022	01/11/2022	0.0037	7.4200	7.4200	0.60%	18/11/2022
30/09/2022	03/10/2022	0.0266	7.3300	7.4100	4.39%	20/10/2022
31/08/2022	01/09/2022	0.0230	8.3800	8.2800	3.38%	20/09/2022
29/07/2022	02/08/2022	0.0148	9.0100	8.8300	2.03%	19/08/2022
30/06/2022	01/07/2022	0.0334	8.3600	8.4000	4.88%	20/07/2022
31/05/2022	01/06/2022	0.0233	9.2000	9.1200	3.11%	21/06/2022
29/04/2022	03/05/2022	0.0112	9.6800	9.4900	1.43%	20/05/2022
31/03/2022	01/04/2022	0.0389	10.2600	10.3400	4.61%	22/04/2022
28/02/2022	01/03/2022	0.0106	9.8800	9.7900	1.31%	22/03/2022
27/01/2022	02/02/2022	0.0049	9.8700	10.2800	0.57%	18/02/2022

\* 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.

# 環球物業證券基金 Global Property Securities Fund

## 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
31/12/2021	04/01/2022	0.0299	10.8900	10.8200	3.37%	21/01/2022
30/11/2021	01/12/2021	0.0222	10.3100	10.2200	2.64%	20/12/2021
29/10/2021	01/11/2021	0.0068	10.5900	10.6200	0.77%	18/11/2021
30/09/2021	01/10/2021	0.0254	10.0400	10.1000	3.06%	20/10/2021
31/08/2021	01/09/2021	0.0146	10.7200	10.8100	1.63%	20/09/2021
30/07/2021	03/08/2021	0.0117	10.6100	10.6100	1.33%	20/08/2021
30/06/2021	01/07/2021	0.0259	10.2300	10.2300	3.08%	20/07/2021
31/05/2021	01/06/2021	0.0174	10.1100	10.2100	2.06%	21/06/2021
30/04/2021	04/05/2021	0.0168	9.9700	9.9100	2.05%	21/05/2021
30/03/2021	01/04/2021	0.0484	9.5500	9.5500	6.25%	22/04/2021
26/02/2021	01/03/2021	0.0116	9.2000	9.2500	1.52%	19/03/2021
29/01/2021	01/02/2021	0.0000	8.9800	9.1100	0.00%	18/02/2021
31/12/2020	04/01/2021	0.0234	9.1700	8.9700	3.18%	21/01/2021
30/11/2020	01/12/2020	0.0417	8.9300	8.9700	5.72%	18/12/2020
30/10/2020	02/11/2020	0.0086	8.0700	8.1800	1.27%	19/11/2020
30/09/2020	01/10/2020	0.0201	8.3700	8.5000	2.87%	20/10/2020
31/08/2020	01/09/2020	0.0162	8.6500	8.6200	2.28%	18/09/2020
31/07/2020	04/08/2020	0.0233	8.4800	8.4800	3.35%	21/08/2020
30/06/2020	01/07/2020	0.0258	8.1000	8.2300	3.83%	20/07/2020
29/05/2020	02/06/2020	0.0120	7.9200	8.1700	1.78%	19/06/2020
30/04/2020	01/05/2020	0.0092	7.7000	7.6100	1.46%	21/05/2020
31/03/2020	01/04/2020	0.0344	7.3600	6.9600	6.09%	22/04/2020
28/02/2020	02/03/2020	0.0145	9.3300	9.5400	1.84%	20/03/2020
31/01/2020	03/02/2020	0.0041	10.1400	10.1200	0.49%	20/02/2020
31/12/2019	02/01/2020	0.0336	10.0000	9.8900	4.15%	21/01/2020

\* 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.

**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(包括那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。

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