

29 April 2022

Issuer: BOCI-Prudential Asset Management Limited

- ***This statement provides you with key information about this product.***
- ***This statement is a part of the offering document.***
- ***You should not invest in this product based on this statement alone.***

Quick facts

Fund Manager:	BOCI-Prudential Asset Management Limited (the “Manager”)
Trustee and Registrar:	BOCI-Prudential Trustee Limited
Ongoing charges over a year[#]:	0.30%
Dealing frequency:	Daily (Hong Kong business days, other than Saturdays)
Base currency:	US Dollars
Distribution policy:	The Manager does not intend to make distributions for the Sub-Fund. Income earned will be reinvested in the Sub-Fund.
Financial year end:	31 March
Minimum investment:	Initial : the USD equivalent amount of HK\$10,000 Addition : the USD equivalent amount of HK\$10,000

[#] The ongoing charges figure is based on expenses for the period ended 30 September 2021. This figure may vary from year to year.

What is this product?

BOCHK Asia Pacific Property Fund (the “Sub-Fund”) is a sub-fund under the BOCHK Investment Funds, which is an umbrella unit trust established under the laws of Hong Kong.

The Sub-Fund is not authorized by the SFC under the Code on Real Estate Investment Trusts.

Objectives and Investment Strategy

The Sub-Fund seeks to capture medium to long-term capital appreciation opportunities through active management. The Sub-Fund will primarily (at least 70% of its non-cash assets) invest in a diversified portfolio of property-related investment instruments in the Asia Pacific region, including but not limited to countries or regions such as Australia and New Zealand, Mainland China, Hong Kong, India, Japan, South Korea, Singapore, Malaysia, Taiwan, Thailand, Philippines and Indonesia etc..

The property-related investment instruments which include but not limited to equity securities of companies listed on stock exchanges that are primarily engaged in or related to the ownership, management, development, construction and/or engineering of real estate situated in the Asia Pacific region, real estate investment trusts ("REITs") listed in the Asia Pacific region, debt papers, property funds or pre-IPO property stocks. Access to individual markets may be made by investing in companies based in non-Asian Pacific jurisdictions but which invest or operate in Asia Pacific. The Sub-Fund will not invest in real estate property directly.

The Sub-Fund may invest (a) up to 10% of its Net Asset Value in A shares ((i) directly through the Shanghai-Hong Kong Stock Connect and/or Shenzhen-Hong Kong Stock Connect; and/or (ii) indirectly through investment in exchange traded funds ("ETFs") listed on the Stock Exchange of Hong Kong Limited (including ETFs managed by the Manager) and/or SFC authorised collective investment schemes ("CISs") (including CISs managed by the Manager)); and/or (b) up to 5% of its Net Asset Value in B shares listed on the stock exchanges in Mainland China.

The Sub-Fund's aggregate exposure to A shares and B shares will not exceed 10% of its Net Asset Value.

The Sub-Fund may also invest in other equity related securities such as ADRs (American depository receipts) and GDRs (global depository receipts) which may be listed on various stock exchanges.

Money market assets, cash or debt securities may be considered when appropriate.

The Sub-Fund may employ a portion of its assets in futures contracts, options or forward currency transactions for the purposes of efficient portfolio management and hedging against exchange rate risk.

Use of derivatives / investment in derivatives

The Sub-Fund's net derivative exposure may be up to 50% of the Sub-Fund's Net Asset Value.

What are the key risks?

Investment involves risks. Please refer to the offering document for details including the risk factors.

1. General investment risk

The Sub-Fund's investment portfolio may fall in value due to any of the key risk factors below and therefore your investment in the Sub-Fund may suffer losses. There is no guarantee in respect of repayment of principal.

2. Currency risk

Underlying investments of the Sub-Fund may be denominated in currencies other than the base currency of the Sub-Fund. The Net Asset Value of the Sub-Fund may be affected unfavorably by fluctuations in the exchange rates between these currencies and the base currency and by changes in exchange rate controls.

3. Real estate securities risk

- Although the Sub-Fund does not invest directly in real estate, it is subject to the general risks relating to investment in real estate. Such risks include possible decline in property prices, interest rate changes where a higher interest rate will increase the funding costs, reduced demand for properties and property vacancies, changes in market rental rates, overbuilding, increasing competition, changes in government policies, changes in zoning and environmental laws and regulations, possible increase in operating, maintenance or insurance expenses or property taxes, etc.

- Companies with major focus in real estate, property development and construction business may have limitation in their ability to react promptly to changes in market conditions. Any decline in the value of real estate security investment or income will adversely affect the value and distribution of the Sub-Fund.

4. Real estate investment trusts “REITs” risks

- The Sub-Fund is also subject to risks inherent in REITs which invest primarily in real estate. This may involve different and possible higher level of risk as compared with a diversified fund. REITs may be more volatile than other securities as they may trade less frequently and in smaller volume and they may have limited financial resources.
- The performance of REITs will depend on various factors, such as management skills, change in value of the underlying properties, illiquidity of the investments which may affect the ability of REITs to change the investment or to liquidate part of the assets in response to changes in economic, market or other conditions, interest rate risks, changes in general and local economic conditions, taxation policies, non-renewal of expiring leases, unexpected expenditure or failure of lessees to meet their obligations. Further, REITs are subject to heavy cash flow dependency.
- Investors should note that an investment in the Sub-Fund is not equivalent to an investment in a REIT and that the distribution of the Sub-Fund (if any) will not be the same as the distribution of the underlying REITs.
- The Sub-Fund may also invest in REITs that are not authorized by the SFC.

5. Equity market risk

The Sub-Fund's investment in equity securities is subject to general market risks, whose value may fluctuate due to various factors, such as changes in investment sentiment, political and economic conditions and issuer-specific factors.

6. Emerging market risk

The Sub-Fund invests in Asia Pacific region which may be considered as emerging markets countries. This may involve increased risks and special considerations not typically associated with investment in more developed markets, such as liquidity risks, currency risks/control, political and economic uncertainties, legal and taxation risks, settlement risks, custody risk and the likelihood of a high degree of volatility.

7. Geographical concentration risk

- The Sub-Fund's investments are concentrated in the Asia Pacific region. The value of the Sub-Fund may be more volatile than that of a fund having a more diverse portfolio of investments.
- The value of the Sub-Fund may be more susceptible to adverse economic, political, policy, foreign exchange, liquidity, tax, legal or regulatory event affecting the market in the Asia Pacific region.

8. Sector concentration risk

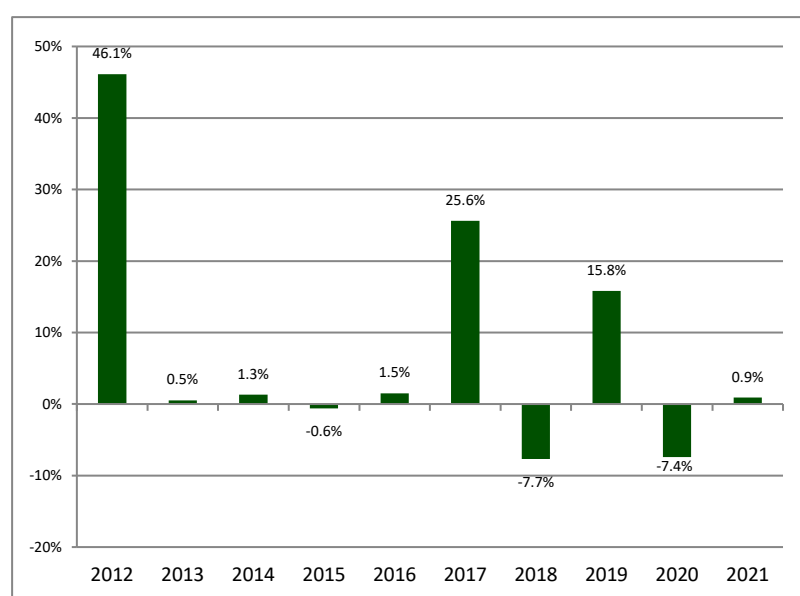
The Sub-Fund's investments are concentrated in a specific sector. The Sub-Fund may therefore be subject to greater risks and market volatility than a fully diversified investment portfolio covering different economic sectors.

9. Derivative instruments risk

The Sub-Fund may use derivatives as one of its investment strategies. The use of derivatives may expose the Sub-Fund to various types of risk, including but not limited to, counterparty, liquidity, correlation, credit, volatility, valuation, settlement and over-the-counter transaction risks. Derivatives may be more sensitive to changes in economic or market conditions and could increase the Sub-Fund's volatility or can result in a loss significantly greater than the amount invested in the derivatives by the Sub-Fund. Exposure to derivatives may lead to a high risk of significant loss by the Sub-Fund.

10. Tax risk

Dividends and certain interests or other income paid to the Sub-Fund may be subject to tax on trading profits or on certain securities transaction, transfer or stamp duty or withholding tax which may negatively impact on the Sub-Fund's performance and distributions (if applicable) that the Unitholders may receive from the Sub-Fund.

How has the Sub-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 distributions reinvested.
- These figures show by how much the Sub-Fund increased or decreased in value during the calendar year being shown. Performance data has been calculated in USD including ongoing charges and excluding initial charge and redemption charge you might have to pay.
- The Sub-Fund was launched in 2007.
- Only Class A Units are currently available.

Is there any guarantee?

The Sub-Fund does not provide any guarantees. You may not get back the full amount of money you invest.

What are the fees and charges?**Charges which may be payable by you**

You may have to pay the following fees when dealing in the Class A Units of the Sub-Fund.

<i>Fee</i>	<i>What you pay</i>
Initial charge	Up to 5% of the issue price
Switching fee (as a % of the issue price of the New Class of Units to be issued)	For switching into Units of a Sub-Fund which is not a Money Market Sub-Fund (as defined in the Explanatory Memorandum) : 1% For switching into Units of a Money Market Sub-Fund : Nil
Redemption charge	Nil

Ongoing fees payable by the Sub-Fund

The following expenses will be paid out of the Sub-Fund. They affect you because they reduce the return you get on your investments.

	<i>Annual rate (as a % of the Net Asset Value)</i>
Management fee	1.5% (current and maximum)
Trustee fee	0.125% on the first US\$25 million; 0.10% on the next US\$25 million; 0.0875% on the remaining balance; Subject to a minimum monthly fee of US\$2,500 and up to a maximum of 1%*
Performance fee	Nil
Administration fee	Nil

* You should note that some fees may be increased, up to a specified permitted maximum, by giving Unitholders at least three (3) months' prior notice.

Other fees

Please note that other fees and expenses may also be deducted from the Sub-Fund. For details, please refer to the section "Charges and Expenses" on pages 55 to 61 of the Explanatory Memorandum.

Additional Information

- You generally buy and/or redeem Units of the Sub-Fund at the Sub-Fund's next determined Net Asset Value after the Manager receives your request in good order on or before 5:00 p.m. (Hong Kong time) (the Dealing Deadline) on the relevant Dealing Day (which is generally Hong Kong Business Day (except Saturdays) or such other day or days as the Manager and the Trustee may agree from time to time).
- Applications could also be placed through other authorized fund distributors or through other authorized means as may from time to time specified by the Manager in the Manager's website (www.boci-pru.com.hk) and different dealing procedures, such as earlier application or payment cut-off time may be involved. Applicants should consult the relevant fund distributors or the Manager to find out the dealing procedures that are applicable to them.
- The Net Asset Value per Unit of the Sub-Fund is calculated and will be published on each Dealing Day in the South China Morning Post, the Hong Kong Economic Journal and the Hong Kong Economic Times.
- Information of the Sub-Fund can be found at the Manager's website (www.boci-pru.com.hk). Information contained in the website of the Manager has not been reviewed by the SFC.

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.