

This document contains key information you should know about the Investor Series and the Premium Series of the HSBC Mortgage Fund (the "Fund"). You can find more details in the Fund's simplified prospectus. Ask your representative for a copy, contact HSBC Global Asset Management (Canada) Limited at 1-888-390-3333 and global_asset_management@hsbc.ca or visit www.assetmanagement.hsbc.ca.

Before you invest in any fund, you should consider how it would work with your other investments and your tolerance for risk.

Quick facts

Fund code	Investor Series HKB498 Premium Series HKB7498	Fund manager	HSBC Global Asset Management (Canada) Limited
Date series started	Investor Series December 09, 1992 Premium Series April 25, 2008	Portfolio manager	HSBC Global Asset Management (Canada) Limited
Total value of the Fund on October 31, 2020	\$2.5 billion	Distributions	Income: monthly, at month end, and in December near month end Capital gains: annually, in December near month end
Management expense ratio (MER)	Investor Series*: 1.58%	Minimum investment	Investor Series**: \$500 initial, \$50 additional

This document pertains to the Investor Series units and the Premium Series units of the Fund. See under "How much does it cost?" for information about the Automatic Switch Program.

* Please see "Fund expenses" for further details about the MERs applicable to each series.

** Please see the fee decrease table under "Fund expenses" for the minimum investment amounts applicable to each series.

What does this Fund invest in?

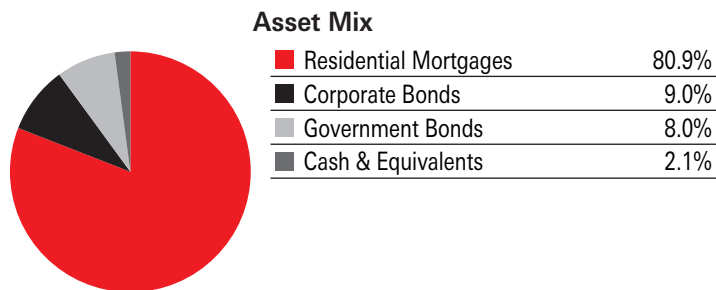
The Fund invests primarily in uninsured Canadian dollar denominated mortgages. This Fund intends to purchase mortgages from HSBC Bank Canada or its subsidiaries. The Fund may also invest in other debt obligations such as government bonds, corporate bonds, mortgage-backed securities, debentures and other fixed income securities. Up to 30% of the Fund may be invested in foreign securities.

The charts below give you a snapshot of the Fund's investments on October 31, 2020. The Fund's investments will change.

Top 10 investments on October 31, 2020

1. Residential Mortgages	80.92%
2. Canada Housing Trust No. 1, 1.25%, 06/15/2021	4.31%
3. Canada Housing Trust No. 1, 2.35%, 06/15/2027	1.34%
4. Canada Housing Trust No. 1, 1.90%, 09/15/2026	1.04%
5. Canadian Mortgage Pools, 1.80%, 09/01/2024	1.00%
6. Royal Bank of Canada, 0.20%, 11/02/2020	0.86%
7. Canadian Mortgage Pools, 1.89%, 10/01/2024	0.72%
8. Canadian Mortgage Pools, 1.90%, 07/01/2024	0.64%
9. Suncor Energy Inc., 0.68%, 11/03/2020	0.61%
10. Goldman Sachs Group Inc., 3.55%, 02/12/2021	0.58%
Total top 10 investments (%)	92.02%
Total investments	70

Investment mix on October 31, 2020



How risky is it?

The value of the Fund can go down as well as up. You could lose money.

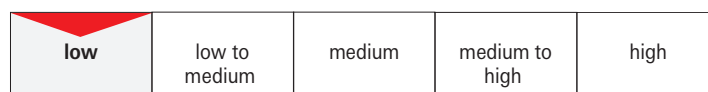
One way to gauge risk is to look at how much the Fund's returns change over time. This is called "volatility".

In general, funds with higher volatility will have returns that change more over time. They typically have a greater chance of losing money and may have a greater chance of higher returns. Funds with lower volatility tend to have returns that change less over time. They typically have lower returns and may have a lower chance of losing money.

Risk rating

HSBC Global Asset Management (Canada) Limited has rated the volatility of this Fund as **low**.

This rating is based on how much the Fund's returns have changed from year to year. It doesn't tell you how volatile the Fund will be in the future. The rating can change over time. A fund with a low risk rating can still lose money.



For more information about the risk rating and specific risks that can affect the Fund's returns, see the **What is a mutual fund and what are the risks of investing in a mutual fund?** section of the Fund's simplified prospectus.

No guarantees

Like most mutual funds, this Fund doesn't have any guarantees. You may not get back the amount of money you invest.

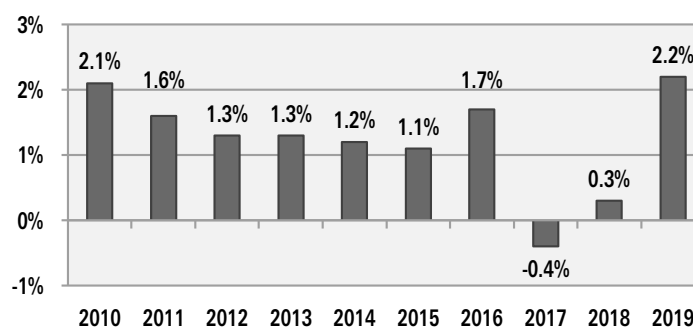
How has the Fund performed?

This section tells you how the Investor Series units of the Fund have performed over the past 10 years. Returns are after expenses have been deducted. These expenses reduce the Fund's returns.

The performance of the Premium Series units of the Fund would be similar to the performance of the Investor Series units of the Fund, but would vary mainly as a result of the difference in the management fees compared to Investor Series of the Fund, as disclosed in the fee decrease table under "Fund expenses" below.

Year-by-year returns

This chart shows how the Investor Series units of the Fund performed in each of the past 10 calendar years. The Fund dropped in value in 1 of the 10 years. The range of returns and change from year to year can help you assess how risky the Fund has been in the past. It does not tell you how the Fund will perform in the future.



Best and worst 3-month returns

This table shows the best and worst returns for the Investor Series units of the Fund in a 3-month period over the past 10 years. The best and worst 3-month returns could be higher or lower in the future. Consider how much of a loss you could afford to take in a short period of time.

	Return	3 months ending	If you invested \$1,000 at the beginning of the period
Best return	1.2%	August 31, 2020	Your investment would rise to \$1011.54.
Worst return	-0.5%	September 30, 2017	Your investment would drop to \$994.61.

Average return

A person who invested \$1,000 in the Investor Series units of the Fund 10 years ago would have \$1135.06 on October 31, 2020. This works out to an annual compound return of 1.27% a year.

Who is this Fund for?

This Fund might be suitable for investors who:

- want to earn interest income
- have a short-term investment time horizon
- have a low tolerance for risk

A word about tax

In general, you pay tax on your share of the Fund's taxable earnings and capital gains you realize from redeeming your investment. The amount of tax depends on the tax rates that apply to you, and the type of earnings realized by the Fund (e.g. interest, dividends, capital gains, etc.) and whether or not you hold your investment within a registered retirement savings plan or other registered plan.

Keep in mind that if you hold your investment outside of a registered plan, you will receive a tax slip that shows your share of the Fund's earnings. You must report your share of the taxable earnings in your taxable income, whether you receive them in cash or have them reinvested. In addition, you must calculate your taxable capital gains realized on redemption.

How much does it cost?

The following tables show the fees and expenses you could pay to buy, own and sell units of the Investor Series and the Premium Series of the Fund. The fees and expenses — including any commissions — can vary among the series of the Fund and among funds. Higher commissions can influence representatives to recommend one investment over another. Ask about other funds and investments that may be suitable for you at a lower cost.

As part of the Automatic Switch Program ("Program"), we will automatically switch your Investor Series units into the Premium Series units of the same Fund, which have lower management fees as disclosed in the fee decrease table under the sub-heading "Fund Expenses", if you meet the eligibility requirement of \$100,000 minimum investment amount held in your account. If you no longer meet the requirements to be eligible for the Premium Series units, we may automatically switch your units into the Investor Series units. For more information on the Program, see "Purchases, Switches and Redemptions" in the Fund's simplified prospectus and speak to your representative.

1. Sales charges

No sales charges apply to the Investor Series units and Premium Series units of the Fund.

2. Fund expenses

You don't pay these expenses directly. They affect you because they reduce the Fund's return.

The Investor Series units have higher management fees than the Premium Series units. As of June 30, 2020, the Fund's expenses were as follows:

	Annual rate (as a % of the Fund's value)	
	Investor Series	Premium Series
Management expense ratio (MER) This is the total of the Fund's management fee (including the trailing commission) and operating expenses	1.58%	1.03%
Trading expense ratio (TER) These are the Fund's trading costs	0.00%	0.00%
Fund expenses	1.58%	1.03%
For every \$1,000 invested, this equals:	\$15.80	\$10.30

The table below sets out the management fee decrease from Investor Series to Premium Series.

Investment	Series	Management fee decrease (from Investor Series)(%)
Up to \$99,999	Investor	n/a
\$100,000 and above	Premium	0.50%

3. More about the trailing commission

The trailing commission is an ongoing commission. It is paid for as long as you own the Fund. It is for the services and/or advice that your representative and their firm provide to you.

HSBC Global Asset Management (Canada) Limited pays the trailing commission to your representative's firm. It is paid from the Fund's management fee and is based on the value of your investment.

Amount of trailing commission		
Series	in percent (%)	in dollars (\$)
Investor Series	0% to 0.50% of the value of your investment each year	\$0 to \$5.00 each year for every \$1,000 invested
Premium Series	0% to 0.25% of the value of your investment each year	\$0 to \$2.50 each year for every \$1,000 invested

4. Other fees

You may have to pay other fees when you buy, hold, sell or switch units of the Fund.

Fee	What you pay
Short-term trading fee	The Fund may charge you up to 2% of the value of the units of a Fund when you switch or sell your units within 30 days of the date you purchased those units. For the purposes of determining whether the fee applies, we will consider the units that were held the longest to be the securities which are redeemed first.
Switch fee	Your representative may charge you up to 2% of the value of units you purchase when you switch your units to another fund, or to another series of the same Fund.

What if I change my mind?

Under securities law in some provinces and territories, you have the right to:

- withdraw from an agreement to buy mutual fund units within two business days after you receive a simplified prospectus or Fund Facts document, or
- cancel your purchase within 48 hours after you receive confirmation of the purchase.

In some provinces and territories, you also have the right to cancel a purchase, or in some jurisdictions, claim damages, if the simplified prospectus, annual information form, Fund Facts document or financial statements contain a misrepresentation. You must act within the time limit set by the securities law in your province or territory. For more information, see the securities law of your province or territory or ask a lawyer.

For more information

Contact HSBC Global Asset Management (Canada) Limited or your representative for a copy of the Fund's simplified prospectus and other disclosure documents. These documents and the Fund Facts make up the Fund's legal documents.

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To learn more about investing in mutual funds, see the brochure **Understanding mutual funds**, which is available on the website of the Canadian Securities Administrators at www.securities-administrators.ca.