

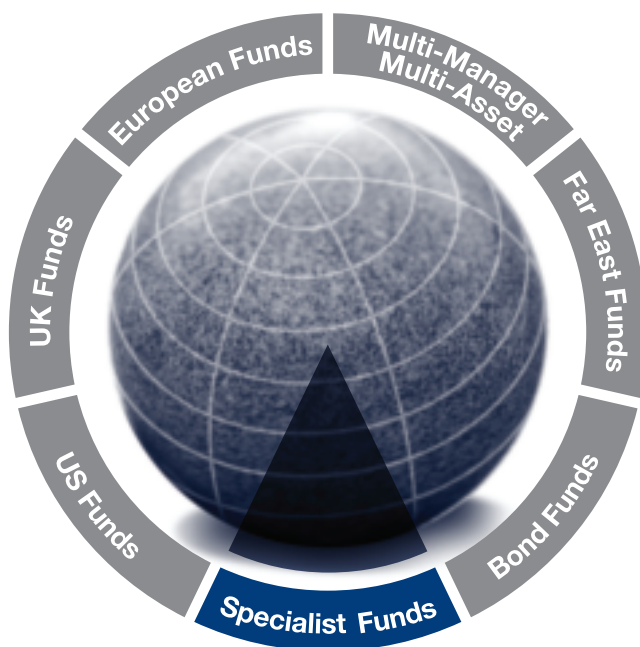
**Schroder**

# Global Property Securities Fund

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## Final Short Report

21 September 2012 to 20 September 2013



**Schroders**

# Schroder Global Property Securities Fund

## Review of Investment Activities

**From 20 September 2012 to 20 September 2013 the price of A Accumulation units on a dealing price to dealing price basis rose 9.69%. In comparison, the FTSE EPRA/NAREIT Developed Index generated a total return of 13.23%<sup>1</sup> in sterling terms.**

**1 Source: Thomson Reuters Datastream.**

The period under review saw investors gain greater confidence in the prospect of a global economic recovery. The fund delivered strong positive absolute performance over the period, although it lagged behind the index.

Japanese developers and Real Estate Investment Trusts (REITs) benefited from expectations that Prime Minister Shinzo Abe would introduce long term measures to boost economic growth. In the second quarter of 2013, the Bank of Japan announced a new target for 2% inflation within a two year timeframe. Japanese property companies AEON Mall, Mitsui Fudosan and Daiwa House Industry, were among the top performers in Asia. In the US, Health Care Real Estate Investment Trust continued to add value and performed well. However, relative to the index our exposure to the region was negative. We view the US REIT sector as oversold on both a short term and underlying basis, with many high quality companies looking undervalued when compared to their historic trading levels. Property stocks in Asia have reacted negatively to recent economic driven fund flow trends, but we believe that this will reverse over time. In Europe, the market is likely to remain volatile over the short term.

There were no material changes to the fund in the period under review. Our portfolio remains biased towards high quality, sector leading companies that are well financed and active managers of properties. This includes companies that can effectively withstand political and economic constraints, while navigating the market changes that the sector faces.



**Co-Fund  
Manager:**  
**Jim  
Rehlaender**



**Co-Fund  
Manager:**  
**Al  
Otero**

# Fund Information

	Interim	Final
Accounting dates	20 March	20 September
Revenue allocation date		20 November

	For the year to 20.9.13	For the year to 20.9.12
<b>Ongoing charges figure</b>		
A Income units	1.67%	1.68%
A Accumulation units	1.67%	1.68%
Z Income units	0.92%	0.93% <sup>1</sup>
Z Accumulation units	0.92%	0.93% <sup>1</sup>

<sup>1</sup> The Ongoing charges figure was an estimate due to a reduction during the year in annual management charge from 1.00% to 0.75%.

## Performance Record

	Net Asset Value as at 20.9.13 pence per unit	Net Asset Value as at 20.9.12 pence per unit	Net Asset Value % change
<b>Fund performance</b>			
A Income units	73.87	67.50	9.44
A Accumulation units	78.18	71.12	9.93
Z Income units	50.13	45.81	9.43
Z Accumulation units	54.62	49.32	10.75

	3 months	1 year	5 years
<b>Schroder Global Property Securities Fund</b>	2.98%	9.69%	47.66%
FTSE EPRA/NAREIT Developed Index	4.42%	13.23%	51.47%

Fund Source: A Accumulation units on a dealing price to dealing price basis to 20.9.13.

Index Source: Thomson Reuters Datastream, total return in sterling terms to 20.9.13.

Please remember that past performance is not a guide to future performance and it might not be repeated. The value of investments and the revenue from them may go down as well as up and investors may not get back the amount originally invested. Because of this, you are not certain to make a profit on your investments and you may lose money.

## Performance Record (continued)

Unit price range	A Income units		A Accumulation units	
	Highest dealing p	Lowest dealing p	Highest dealing p	Lowest dealing p
Year to 31 December				
2008	63.06	32.97	63.45	33.57
2009	54.58	29.98	56.52	30.53
2010	64.44	50.56	67.08	52.35
2011	68.52	53.94	71.32	56.46
2012	71.98	59.17	75.83	61.93
2013 to 20 September	84.28	70.50	88.78	74.27

	Z Income units		Z Accumulation units	
	Highest dealing p	Lowest dealing p	Highest dealing p	Lowest dealing p
Year to 31 December				
2008	42.82	22.35	42.94	22.78
2009	37.06	20.35	38.61	20.74
2010	43.79	34.35	46.08	35.79
2011	46.68	36.60	49.12	38.93
2012	48.94	40.20	52.69	42.76
2013 to 20 September	57.47	48.11	61.87	51.79

Net revenue	A Income units	A Accumulation units
Year to 31 December	pence per unit	pence per unit
2008	0.6797	0.6838
2009	0.8445	0.8526
2010	0.3297	0.3400
2011	0.3291	0.3406
2012	0.4438	0.4663
2013 to 20 September	0.3409	0.3482

	Z Income units	Z Accumulation units
Year to 31 December	pence per unit	pence per unit
2008	0.6353	0.6370
2009	0.6818	0.6972
2010	0.4103	0.4326
2011	0.4297	0.4557
2012	0.5612	0.5949
2013 to 20 September	0.5764	0.6581

# Portfolio Information

<b>Spread of investments</b>	% of net assets as at 20.9.13	% of net assets as at 20.9.12
Australia	3.77	3.09
Bermuda	4.63	5.97
Canada	2.40	4.57
Cayman Islands	2.38	2.33
China	0.63	0.62
France	4.53	4.80
Hong Kong	7.08	8.70
Italy	0.07	0.36
Japan	13.43	9.04
Singapore	3.98	4.76
Spain	1.11	1.13
Sweden	1.45	1.21
Thailand	0.53	0.00
United Kingdom	7.05	7.04
United States	43.30	44.49
Net other assets	3.66	1.89

<b>Major holdings</b>	% of net assets as at 20.9.13	% of net assets as at 20.9.12
Simon Property Group	4.60	6.30
Mitsui Fudosan	4.22	3.59
Prologis	3.53	
Equity Residential Properties Trust	3.49	3.49
Health Care Real Estate Investment Trust	3.06	3.23
Boston Properties	2.81	3.17
Mitsubishi Estate	2.80	3.13
AEON Mall	2.58	2.99
Daiwa House Industry	2.51	2.78
Host Hotels & Resorts	2.43	2.78
		2.68



## Investment Objective & Policy

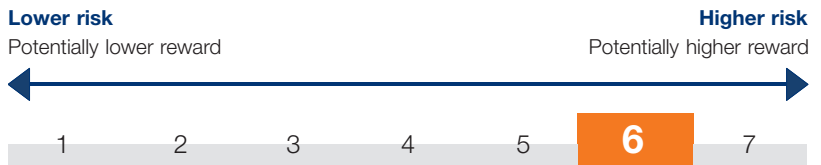
To provide a total return primarily through investment in real estate investment trusts, equity and debt securities of other types of property companies worldwide.

Investment will be in directly held transferable securities. The fund may also invest in collective investment schemes, derivatives, cash, deposits, warrants and money market instruments.

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## Risk Profile

### Risk and reward indicator



The risk category was calculated using historical performance data and may not be a reliable indicator of the fund's future risk profile.

The fund is in this category because it can take higher risks in search of higher rewards and its price may rise and fall accordingly.

The fund's risk category is not guaranteed to remain fixed and may change over time.

A fund in the lowest category does not mean a risk free investment.

## Risk Profile (continued)

### Specific risks

The fund invests in assets which are exposed to currencies other than sterling. Exchange rates may cause the value of overseas investments and the revenue from them to rise or fall.

The fund is index unconstrained and has the potential for greater volatility.

The fund focuses on specific sectors. This carries more risk than funds spread across a number of different industry sectors.

The fund invests in smaller companies which may be less liquid than larger companies and price swings may therefore be greater than in larger company funds.

The fund may use derivatives for specific investment purposes. This involves a higher degree of risk and may lead to a higher volatility in the unit prices of the fund. It is not currently the intention to use derivatives.

The fund entered into stock lending arrangements. There was a risk that the borrower may have become insolvent or refused to honour its obligations to return the securities causing a delay to the fund in recovering its securities and possibly incurring a loss. Although the fund is permitted to stock lend it is not the intention to do so in the future.

For these reasons, the purchase of units should not normally be regarded as a short term investment.

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## Report & Accounts

This document is a short report for the Schroder Global Property Securities Fund for the year ended 20 September 2013. The long form Report & Accounts for the fund are available on our website [www.schroders.co.uk](http://www.schroders.co.uk) or upon written request to Schroders, FREEPOST, RLTZ-CHSY-HBUT, PO Box 1102, Chelmsford, Essex CM99 2XX.

## Other information

With effect from 31 December 2012, the initial management charge was removed for A Income units and A Accumulation units.

The information contained in this report is designed to enable unitholders to make an informed judgement on the activities of the fund during the period it covers and the results of those activities at the end of the period. For more information about the activities and performance of the fund during this and previous periods, please contact the Manager.

The Prospectus, the Key Investor Information Document and details of investment charges and costs are available on request or can be downloaded from our website **[www.schroders.co.uk](http://www.schroders.co.uk)**.

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For investors' security, calls to Schroder Investor Services may be recorded. **Manager:** Schroder Unit Trusts Limited, 31 Gresham Street, London, EC2V 7QA. Authorised and regulated by the Financial Conduct Authority. **Trustee:** J.P. Morgan Trustee and Depositary Company Limited, Chaseside, Bournemouth, BH7 7DA. Authorised and regulated by the Financial Conduct Authority. **Independent Auditors:** PricewaterhouseCoopers LLP, Erskine House, 68-73 Queen Street, Edinburgh EH2 4NH.

**For further literature please contact Schroder Investor Services on 0800 718 777 or at [investorservices@schroders.com](mailto:investorservices@schroders.com), or visit our website at [www.schroders.co.uk](http://www.schroders.co.uk).**





