

## Contents

<b>Fund Information<sup>1</sup></b>	<b>3</b>
<b>Fund Performance<sup>1</sup></b>	<b>3</b>
<b>Review of Investment Activities<sup>1</sup></b>	<b>4</b>
<b>Risk Profile<sup>1</sup></b>	<b>5</b>
<b>Statement of the Manager’s Responsibilities</b>	<b>6</b>
<b>Portfolio Statement<sup>1</sup></b>	<b>7</b>
<b>Financial Statements (unaudited)</b>	<b>8</b>
<b>Notes to the Accounts (unaudited)</b>	<b>9</b>
<b>General Information<sup>1</sup></b>	<b>10</b>

1 Collectively these comprise the Manager’s report.

# Fund Information

## Investment objective and policy

Schroder Digital Infrastructure Fund (the 'Fund') aims to provide capital growth by investing in equity and equity related securities of companies worldwide which help to advance the development of the global digital infrastructure and which the Investment Manager deems to be sustainable investments.

The Fund is actively managed and invests at least 80% of its assets in a concentrated range of equity and equity related securities of companies worldwide (including emerging markets and less developed markets), which the Investment Manager deems to be sustainable investments, which are investments that contribute towards more environmentally resilient, socially inclusive and / or innovative digital infrastructure (please see the Fund Characteristics section of the prospectus for more details).

The Fund typically holds 25 to 70 companies.

The Fund does not directly invest in certain activities, industries or groups of issuers above the limits listed under "Sustainability Information" on the Fund's webpage, accessed via <https://www.schroders.com/en-gb/uk/individual/fund-centre/>.

The Fund invests in companies that do not cause significant environmental or social harm and that have good governance practices, as determined by the Investment Manager's rating criteria (please see the Fund Characteristics section of the prospectus for more details).

The Fund may invest in companies that the Investment Manager believes will improve their sustainability practices within a reasonable timeframe, typically up to two years.

The Investment Manager may also engage with companies held by the Fund to challenge identified areas of weakness on sustainability issues. More details on the Investment Manager's approach to sustainability and its engagement with companies are available on the website <https://www.schroders.com/en-gb/uk/individual/what-we-do/sustainable-investing/>.

The Fund may also invest directly or indirectly in other securities (including other asset classes), countries, regions, industries or currencies, collective investment schemes (including Schroder funds), warrants and money market instruments, and hold cash.

The Fund may use derivatives with the aim of reducing risk or managing the Fund more efficiently (for more information please refer to section 6 of Appendix 2 of the Prospectus).

## Fund characteristics

The Fund does not have a target benchmark. The Fund's performance should be compared against the MSCI All Country World (Net Total Return) index. The comparator benchmark has been selected because the Investment Manager believes that the benchmark is a suitable comparison for performance purposes given the Fund's investment objective and policy.

## Total purchases and sales

	For the period to 31.10.24 £000's	For the year to 30.4.24 £000's
Total purchases	1,096	3,622
Total sales	4,223	14,921

# Fund Performance

	Number of units in issue 31.10.24	Net asset value per unit 31.10.24	Net asset value per unit 30.4.24
A Accumulation units	118,603	79.38p	68.89p
A Income units	271,625	44.30p	38.45p
L Accumulation units	4,963,833	75.36p	65.12p
L Income units	2,848,377	49.02p	42.36p
Q1 Accumulation units	1,168,000	48.55p	41.91p
Q1 Income units	3,000	47.17p	40.71p
S Accumulation units	33,413	48.61p	41.92p
X Income units	2,000	41.84p	36.01p
Z Accumulation units	4,384,639	86.86p	75.09p
Z Income units	9,875,241	47.09p	40.71p

Past performance is not a guide to future performance and may not be repeated. The value of investments and the income from them may go down as well as up and investors may not get back the amounts originally invested. Exchange rate changes may cause the value of any overseas investments to rise or fall.

# Review of Investment Activities

**From 30 April 2024 to 31 October 2024, the price of Z Accumulation units on a dealing price basis rose by 13.48%. In comparison, the MSCI All Country World Index generated a net total return of 7.98%<sup>1</sup>.**

During the reporting period, the strategy began to observe a reversal in the macroeconomic headwinds caused by high interest rates. Interest rate cuts in key developed countries, like the United States, support the real asset companies included in the strategy. The strategy also continued to benefit from the growing demand for data centres and adjacent digital infrastructure sub-sectors, which are servicing the unprecedented artificial intelligence capital expenditure boom. As the supply of new data centres is constrained by limited access to power, we anticipate increased pricing power and earnings for the assets owned by the companies in the Fund.

From a sub-industry perspective, the largest contributors to the Fund were Data Center REITs, Integrated Telecommunication Services, and Telecoms Tower REITs. Conversely, the largest detracting sub-industries were Semiconductors, Technology Hardware, Storage & Peripherals, and Diversified Capital Markets (Investment Trusts). This was primarily due to companies like Nvidia, which were not included in the strategy as they do not directly align with the infrastructure theme.

During the reporting period, we completely divested from JTower Inc following an attractive privatisation bid from DigitalBridge Group. We further diversified the Fund's telecommunications exposure by increasing our holdings in BT Group and Koninklijke KPN, the national carriers of the UK and the Netherlands, respectively. Both companies benefit from the growing demand for high-speed fibre connectivity as homes and businesses consume increasing amounts of data. This should drive sustainable free cash flow growth, supporting above-average dividend yields over the long term. Following a strong period of performance, we reduced the Fund's position in Dycom Industries and increased holdings in its peer, MYR Group. MYR is a US electrical construction firm that services the power connectivity needs of the digital economy, including data centres, and we expect it to benefit from accelerating contract awards as power demand increases. We also added Iron Mountain REIT, a global data management firm making significant advances in the data centre sector.

We remain confident that the long-term structural drivers of artificial intelligence, cloud storage migration, video streaming, and online gaming will continue to drive company earnings growth and propel performance.

## Co-Fund Manager:

**Tom Walker**



Tom joined Schroders in July 2014 and has over 26 years of real assets experience

Tom had previously spent nine years at AMP Capital where he was Deputy Head of Global Listed Real Estate. He began his career in real estate at Jones Lang LaSalle

Tom holds a BA Hons in Politics from the University of Newcastle Upon Tyne and a Graduate Diploma in Real Estate from London South Bank University

Tom is also a Member of the Royal Institution of Chartered Surveyors (MRICS)

## Co-Fund Manager:

**Hugo Machin**



Hugo joined Schroders in July 2014 and has over 26 years of real assets experience

Hugo had previously spent eight years at AMP Capital where he was Head of European Listed Real Estate. Prior to his time at AMP Capital, Hugo had held positions with both ING and the Welcome Trust where he gained experience in both indirect and direct property investment

Hugo holds a BA Hons in English Literature from Durham University, MSc in Real Estate Finance and Investment from Reading University and a Diploma in Cross Border Valuation from Oxford Said Business School

He is also a member of the EPRA Report and Accounts Committee

## Co-Fund Manager:

**Ben Forster**



Ben joined Schroders in 2008 and has over 16 years of real asset investment experience. He joined the Global Listed Real Assets team in 2014 and specialises in digital infrastructure. Ben has worked in both London and New York for the team, with a focus on North American research

Ben previously worked in Schroders' Real Estate Capital Partners team from 2008 - 2014, where he managed several segregated client portfolios and covered unlisted real estate funds across Europe and Asia

Ben is a CFA Charterholder and a member of the Investment Property Forum. He has a First Class BEng (Hons) in Product Design & Manufacture from Loughborough University

<sup>1</sup> Source: LSEG Workspace.

**Past performance is not a guide to future performance and may not be repeated. The value of investments and the income from them may go down as well as up and investors may not get back the amounts originally invested. Exchange rate changes may cause the value of any overseas investments to rise or fall.**

# 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’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.

There is a difference between unit classes caused by the technical nature of the calculation of the risk and reward indicator. At the year end the X Income unit class was risk category 7. The remaining unit classes were all risk category 6.

For specific risks, including the risk and reward profile, please refer to the Key Investor Information Document available on the following website [www.schroders.com/en-lu/lu/professional/literature/key-investor-information-documents/](http://www.schroders.com/en-lu/lu/professional/literature/key-investor-information-documents/).

# Statement of the Manager's Responsibilities

The Collective Investment Schemes sourcebook published by the FCA, ("the COLL Rules") require the Manager to prepare financial statements for each annual and interim accounting period which give a true and fair view of the financial position of the Fund and of the net revenue and the net capital gains on the property of the Fund for the period.

In preparing the accounts the Manager is responsible for:

- selecting suitable accounting policies and then applying them consistently;
- making judgements and estimates that are reasonable and prudent;
- following UK accounting standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland;
- complying with the disclosure requirements of the Statement of Recommended Practice for UK Authorised Funds issued by the Investment Management Association in May 2014;
- keeping proper accounting records which enable it to demonstrate that the financial statements as prepared comply with the above requirements;
- assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern;
- using the going concern basis of accounting unless they either intend to liquidate the Fund or to cease operations, or have no realistic alternative but to do so;
- such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; and
- taking reasonable steps for the prevention and detection of fraud and irregularities.

The Manager is responsible for the management of the Fund in accordance with its Trust Deed, the Prospectus and the COLL Rules.

The Manager is responsible for the maintenance and integrity of the corporate and financial information included on its website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

**A. O'Donoghue**

Directors

17 December 2024

**R. Lamba**

# Portfolio Statement

	Holding at 31.10.24	Market Value £000's	% of net assets
<b>Equities 95.87% (96.85%)</b>			
<b>Australia 6.65% (5.88%)</b>			
Goodman Group REIT	8,760	164	1.14
NEXTDC	69,294	580	4.02
Superloop	224,979	214	1.49
		<b>958</b>	<b>6.65</b>
<b>Cayman Islands 5.52% (4.60%)</b>			
HKT Trust & HKT	258,000	249	1.73
IHS Holding	44,475	104	0.72
SUNeVision Holdings	1,141,000	443	3.07
		<b>796</b>	<b>5.52</b>
<b>Germany 3.72% (3.67%)</b>			
Deutsche Telekom	22,831	537	3.72
		<b>537</b>	<b>3.72</b>
<b>India 0.78% (1.20%)</b>			
Sify Technologies ADR	44,518	112	0.78
		<b>112</b>	<b>0.78</b>
<b>Indonesia 6.10% (7.42%)</b>			
Dayamitra Telekomunikasi	14,752,700	460	3.19
Sarana Menara Nusantara	10,566,400	419	2.91
		<b>879</b>	<b>6.10</b>
<b>Italy 4.32% (4.63%)</b>			
Infrastrutture Wireless Italiane	71,612	623	4.32
		<b>623</b>	<b>4.32</b>
<b>Japan 3.43% (6.13%)</b>			
KDDI	10,800	263	1.82
Nippon Telegraph & Telephone	307,200	232	1.61
		<b>495</b>	<b>3.43</b>
<b>Netherlands 1.02% (0.00%)</b>			
Koninklijke KPN	48,583	147	1.02
		<b>147</b>	<b>1.02</b>
<b>Philippines 1.00% (0.91%)</b>			
Converge Information and Communications Technology Solutions	669,400	144	1.00
		<b>144</b>	<b>1.00</b>
<b>Singapore 5.47% (6.73%)</b>			
Keppel DC REIT	129,200	173	1.20
NetLink NBN Trust	567,500	299	2.07

	Holding at 31.10.24	Market Value £000's	% of net assets
<b>Singapore</b>			
Telecommunications	172,200	317	2.20
		<b>789</b>	<b>5.47</b>
<b>South Korea 4.03% (3.85%)</b>			
SK Telecom	18,168	581	4.03
		<b>581</b>	<b>4.03</b>
<b>Spain 5.55% (5.82%)</b>			
Cellnex Telecom	28,155	800	5.55
		<b>800</b>	<b>5.55</b>
<b>United Kingdom 5.50% (4.59%)</b>			
BT Group	105,098	145	1.01
Helios Towers	454,540	483	3.35
Segro REIT	21,029	165	1.14
		<b>793</b>	<b>5.50</b>
<b>United States of America 42.78% (41.42%)</b>			
Akamai Technologies	2,210	175	1.21
American Tower REIT	5,053	847	5.88
Cogent Communications Holdings	6,471	407	2.82
Crown Castle REIT	8,139	689	4.78
Digital Realty Trust REIT	7,108	994	6.90
DigitalBridge Group	44,365	549	3.81
Dycom Industries	2,572	348	2.41
Equinix REIT	1,186	849	5.89
Frontier Communications Parent	4,451	124	0.86
Iron Mountain REIT	1,152	113	0.78
MYR Group	2,614	265	1.84
Prologis REIT	2,095	188	1.31
SBA Communications REIT	3,425	619	4.29
		<b>6,167</b>	<b>42.78</b>
<b>Equities total</b>		<b>13,821</b>	<b>95.87</b>
<b>Collective Investment Schemes 2.71% (3.01%)</b>			
<b>Infrastructure and Renewable Energy Funds 2.71% (3.01%)</b>			
Cordiant Digital Infrastructure	293,899	256	1.77
Digital 9 Infrastructure <sup>s</sup>	831,176	135	0.94
		<b>391</b>	<b>2.71</b>
<b>Collective Investment Schemes total</b>		<b>391</b>	<b>2.71</b>
<b>Portfolio of investments</b>		<b>14,212</b>	<b>98.58</b>
<b>Net other assets</b>		<b>204</b>	<b>1.42</b>
<b>Net assets attributable to unitholders</b>		<b>14,416</b>	<b>100.00</b>

The comparative percentage figures in brackets are as at 30 April 2024.

Unless otherwise stated, all securities are admitted to official stock exchange listings or are permitted collective investment schemes.

§ Closed ended Fund.

## Statement of Total Return (unaudited)

For the six months ended 31 October 2024

	31.10.24		31.10.23	
	£000's	£000's	£000's	£000's
<b>Income</b>				
Net capital gains/(losses)		2,064		(2,363)
Revenue	214		361	
Expenses	(69)		(122)	
Net revenue before taxation	<b>145</b>		<b>239</b>	
Taxation	(27)		(38)	
Net revenue after taxation		<b>118</b>		<b>201</b>
<b>Total return before distributions</b>		<b>2,182</b>		<b>(2,162)</b>
Distributions		(16)		(24)
<b>Change in net assets attributable to unitholders from investment activities</b>		<b>2,166</b>		<b>(2,186)</b>

## Statement of Change in Net Assets Attributable to Unitholders (unaudited)

For the six months ended 31 October 2024

	31.10.24		31.10.23	
	£000's	£000's	£000's	£000's
Opening net assets attributable to unitholders		15,314 <sup>^</sup>		29,050
Amounts receivable on issue of units	483		329	
Amounts payable on cancellation of units	(3,548)		(5,004)	
		<b>(3,065)</b>		<b>(4,675)</b>
Dilution adjustment		1		–
Change in net assets attributable to unitholders from investment activities		2,166		(2,186)
<b>Closing net assets attributable to unitholders</b>		<b>14,416</b>		<b>22,189<sup>^</sup></b>

<sup>^</sup> The opening net assets attributable to unitholders for the current period do not equal the closing net assets attributable to unitholders for the comparative period as they are not consecutive periods.

## Balance Sheet (unaudited)

As at 31 October 2024

	31.10.24	30.4.24
	£000's	£000's
<b>Assets</b>		
Investments	14,212	15,292
<b>Current assets</b>		
Debtors	52	135
Cash and bank balances	249	95
<b>Total assets</b>	<b>14,513</b>	<b>15,522</b>
<b>Liabilities</b>		
<b>Creditors</b>		
Distributions payable	–	(85)
Other creditors	(97)	(123)
<b>Total liabilities</b>	<b>(97)</b>	<b>(208)</b>
<b>Net assets attributable to unitholders</b>	<b>14,416</b>	<b>15,314</b>



# Notes to the Accounts (unaudited)

## Accounting policies

### Basis of preparation

The accounts have been prepared under the historical cost basis, as modified by the revaluation of investments, and in accordance with the Statement of Recommended Practice for UK Authorised Funds issued by the Investment Management Association in May 2014 and in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 (The Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102)).

The Manager has undertaken a detailed assessment of the Fund's ability to meet its liabilities as they fall due, including liquidity, fluctuations in global capital markets and investor redemption levels. Based on this assessment, the Fund continues to be open for trading and the Manager is satisfied the Fund has adequate financial resources to continue in operation for at least the next 12 months after the financial statements are signed and accordingly it is appropriate to adopt the going concern basis in preparing the financial statements.

The accounting policies applied are consistent with those of the annual accounts for the year ended 30 April 2024 and are described in those annual accounts.

# General Information

## Manager

Schroder Unit Trusts Limited  
1 London Wall Place  
London EC2Y 5AU  
Authorised and regulated by the Financial Conduct Authority

## Investment Adviser

Schroder Investment Management Limited  
1 London Wall Place  
London EC2Y 5AU  
Authorised and regulated by the Financial Conduct Authority

## Trustee

J.P. Morgan Europe Limited  
Chaseside  
Bournemouth BH7 7DA  
Authorised by the Prudential Regulation Authority and regulated  
by the Financial Conduct Authority and Prudential Regulation Authority

## Registrar

Schroder Unit Trusts Limited  
1 London Wall Place  
London EC2Y 5AU  
Authorised and regulated by the Financial Conduct Authority  
The Manager is responsible for maintaining the register for each Fund. It has delegated certain registrar functions to HSBC Bank Plc, 8 Canada Square, London, E14 8HQ.

## Administration Details

Schroders Investor Services  
PO Box 1402  
Sunderland  
SR43 4AF

## Independent Auditor

KPMG LLP  
319 St Vincent Street  
Glasgow G2 5AS

## Authorisation

The Fund is an authorised unit trust and is constituted pursuant to the Collective Investment Schemes sourcebook and is structured as a Trust. The Fund is a UCITS scheme for the purpose of the categorisation of the Collective Investment Schemes sourcebook.

## Value Assessment

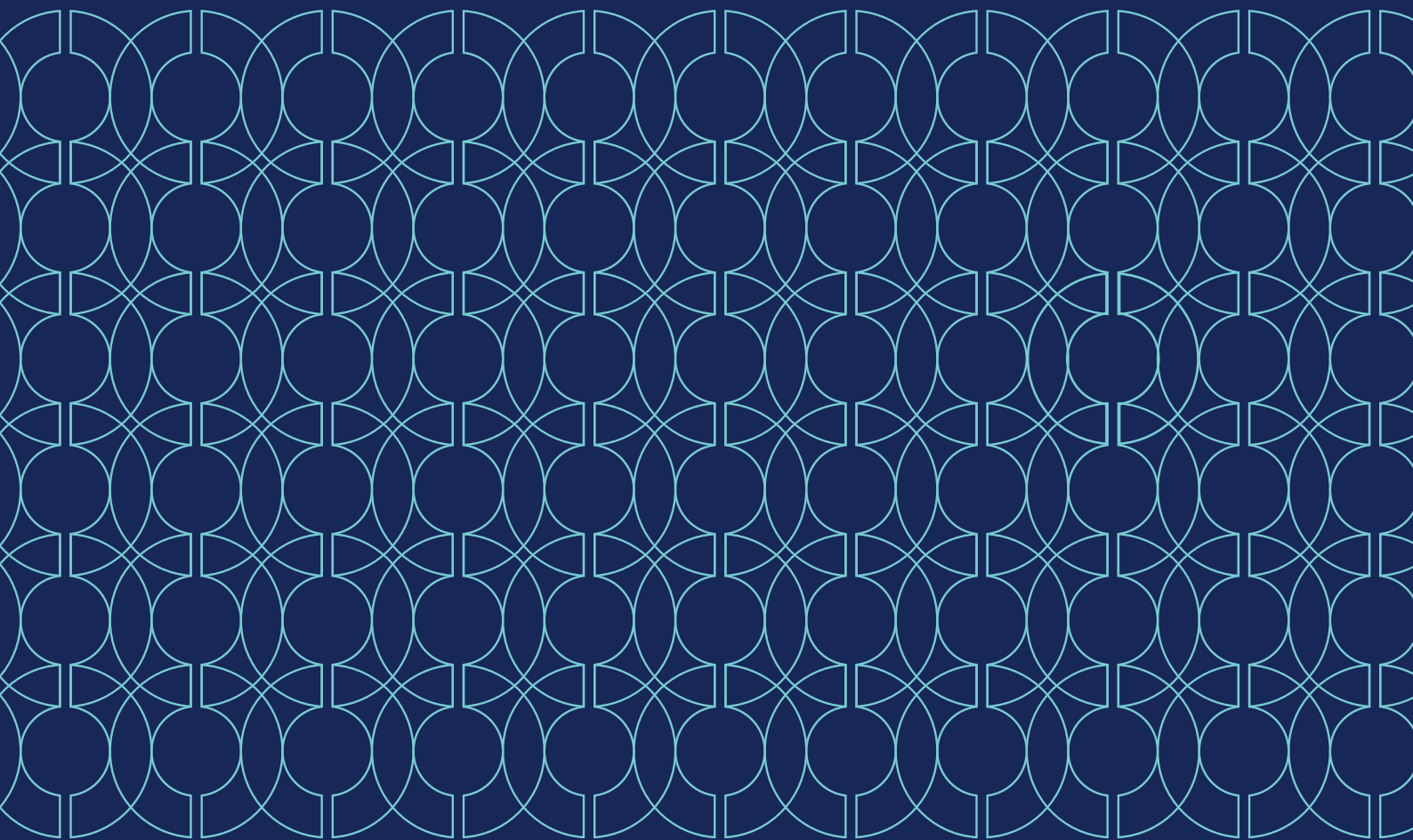
A statement on the Assessment of Value is published on the group website at <https://www.schroders.com/en-gb/uk/intermediary/funds-and-strategies/charges/schroders-assessment-of-value-reports/> within 4 months of the annual 'reference date' 31 December.

## Task Force on Climate-Related Financial Disclosures

A statement on the climate related financial disclosures is published at [www.schroders.com/en/global/individual/corporate-transparency/tcf-entity-and-product-reports/](http://www.schroders.com/en/global/individual/corporate-transparency/tcf-entity-and-product-reports/).

## Other information

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.com](http://www.schroders.com).



EST. 1804