

L Accumulation GBP | Data as at 31.01.2021

## Fund objectives and investment policy

The fund aims to provide income and capital growth in excess of inflation (as measured by UK Consumer Price Index) plus 3% per annum (after fees have been deducted) over a 3 to 5 year period by investing in equities of real estate companies worldwide. This cannot be guaranteed and your capital is at risk. The fund is actively managed and invests at least 80% of its assets in equities of real estate companies worldwide which generate the majority of their earnings from real estate investment related activities. The Fund may invest in real estate investment trusts. The fund seeks exposure to companies that invest in cities that the investment manager believes will exhibit continued economic growth, supported by factors such as strong infrastructure and supportive planning regimes. The fund may also invest in collective investment schemes (including Schroder funds) that invest in equities of real estate companies, warrants and money market instruments, and may hold cash. The fund may use derivatives with the aim of reducing risk and to manage the fund more efficiently.

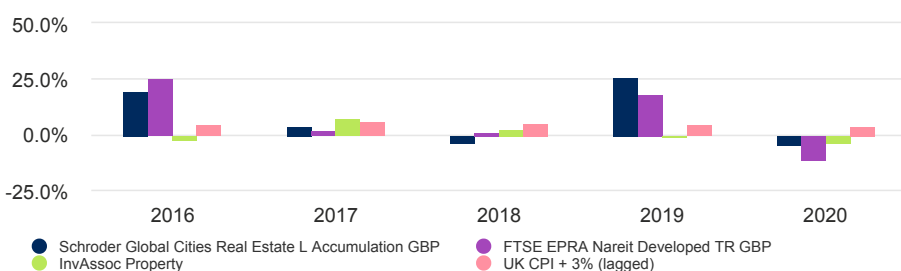
Relevant risk as associated with this Fund are shown overleaf and should be carefully considered before making any investment.

## Share class performance (%)

Cumulative performance	1 month	3 months	YTD	1 year	3 years	5 years	Since inception
Share class (Net)	-0.8	6.2	-0.8	-8.3	23.1	50.7	79.3
Comparator 1	-1.2	9.6	-1.2	-13.3	10.6	34.8	68.6
Comparator 2	-0.1	-0.3	-0.1	-4.1	-2.5	3.6	30.4
Target	0.1	0.7	0.1	3.7	14.1	26.9	36.6

12 month performance	Discrete yearly performance - Jan					Calendar year performance				
	2016	2017	2018	2019	2020	2016	2017	2018	2019	2020
	-	-	-	-	-	2017	2018	2019	2020	2021
Share class (Net)	23.2	-0.6	11.3	20.7	-8.3	20.0	4.2	-3.4	26.1	-4.1
Comparator 1	24.3	-2.0	14.2	11.7	-13.3	25.2	1.8	1.2	18.3	-11.0
Comparator 2	-1.1	7.4	2.5	-0.9	-4.1	-2.0	7.6	2.9	-0.8	-3.8
Target	4.9	6.1	4.9	4.8	3.7	4.6	6.1	5.2	4.3	3.6

## Performance over 5 years (%)



**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.**

Source: Morningstar, bid to bid, net income reinvested, net of fees.

Please see the Benchmark section under Important information for more details.

## Fund facts

Fund manager	Tom Walker Hugo Machin
Managed fund since	15.08.2014 ; 15.08.2014
Fund management company	Schroder Unit Trusts Limited
Domicile	United Kingdom
Fund launch date	09.12.2005
Share class launch date	01.10.2013
Fund base currency	GBP
Share class currency	GBP
Fund size (Million)	GBP 1,113.50
Number of holdings	62
Target	UK CPI + 3% (lagged)
Comparator 1	FTSE EPRA Nareit Developed TR GBP
Comparator 2	InvAssoc Property
Unit NAV	GBP 0.8964
Dealing frequency	Daily
Distribution frequency	Annually

## Fees & expenses

Ongoing charge	0.84%
Redemption fee	0.00%

## Purchase details

Minimum initial subscription	GBP 0
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## Codes

ISIN	GB00BDD2DQ09
Bloomberg	SCGPSLA LN
SEDOL	BDD2DQ0

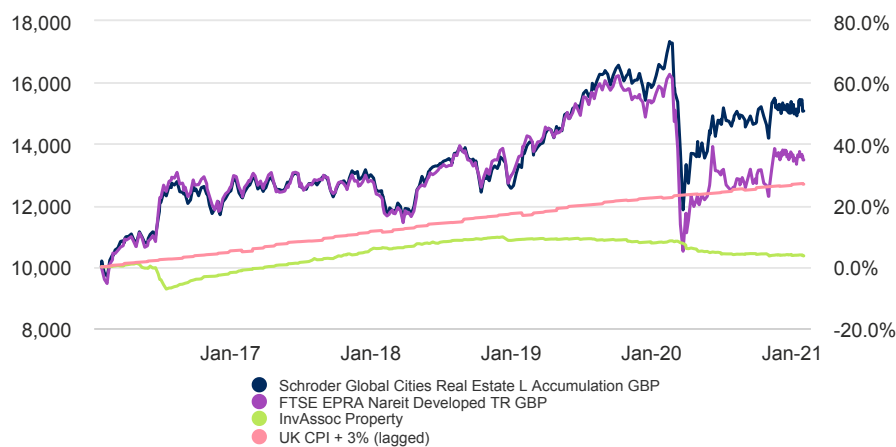
## Ratings and accreditation



Please refer to the Important information section for the disclosure. The above is an internal ESG accreditation.

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## 5 year return of GBP 10,000



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The chart is for illustrative purposes only and does not reflect an actual return on any investment.

Returns are calculated bid to bid (which means performance does not include the effect of any initial charges), net income reinvested, net of fees.

## Risk considerations

**Performance risk:** Investment objectives express an intended result but there is no guarantee that such a result will be achieved. Depending on market conditions and the macro economic environment, investment objectives may become more difficult to achieve.

**IBOR:** The transition of the financial markets away from the use of interbank offered rates (IBORs) to alternative reference rates may impact the valuation of certain holdings and disrupt liquidity in certain instruments. This may impact the investment performance of the fund.

**Currency risk:** The fund may lose value as a result of movements in foreign exchange rates.

**Derivatives risk - efficient portfolio management:** Derivatives may be used to manage the portfolio efficiently. A derivative may not perform as expected, may create losses greater than the cost of the derivative and may result in losses to the fund.

**Liquidity risk:** In difficult market conditions, the fund may not be able to sell a security for full value or at all. This could affect performance and could cause the fund to defer or suspend redemptions of its shares.

**Operational risk:** Operational processes, including those related to the safekeeping of assets, may fail. This may result in losses to the fund.

**Real Estate and Property risk:** Real estate investments are subject to a variety of risk conditions such as economic conditions, changes in laws (e.g. environmental and zoning) and other influences on the market.

## Synthetic risk & reward indicator (SRI)

**LOWER RISK**

Potentially lower reward

**HIGHER RISK**

Potentially higher reward



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. A fund is in categories 1 to 3 where it can take lower risks in search of potentially lower rewards and its price may rise and fall accordingly. A fund is in categories 4 to 7 where it can take higher risks in search of potentially higher rewards and its price may rise and fall accordingly.

## Risk statistics & financial ratios

	Fund	Comparator 1
<b>Annual volatility (%) (3y)</b>	15.0	17.1
<b>Alpha (%) (3y)</b>	3.9	-
<b>Beta (3y)</b>	0.8	-
<b>Sharpe ratio (3y)</b>	0.5	0.3
<b>Information ratio (3y)</b>	0.8	-
<b>Dividend Yield (%)</b>	2.7	-
<b>Price to book</b>	1.8	-
<b>Price to earnings</b>	23.4	-
<b>Predicted Tracking error (%)</b>	6.0	-

Source: Morningstar, and Schroders for the Predicted tracking error. The above ratios are based on bid to bid price based performance data.

For help in understanding any terms used, please visit

<https://www.Schroders.com/en/glossary/> These financial ratios refer to the average of the equity holdings contained in the fund's portfolio and in the benchmark (if mentioned) respectively.

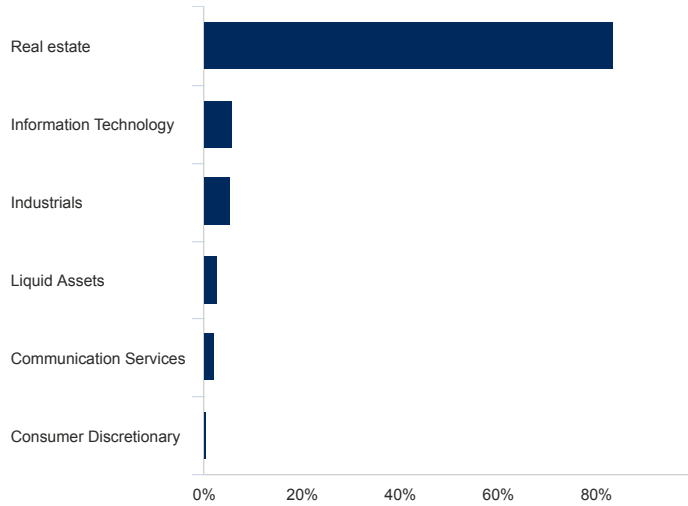
Please note this is an accumulation share class and as such the investor will not receive an income distribution. Any income will be reinvested into the fund.

L Accumulation GBP | Data as at 31.01.2021

## Asset allocation

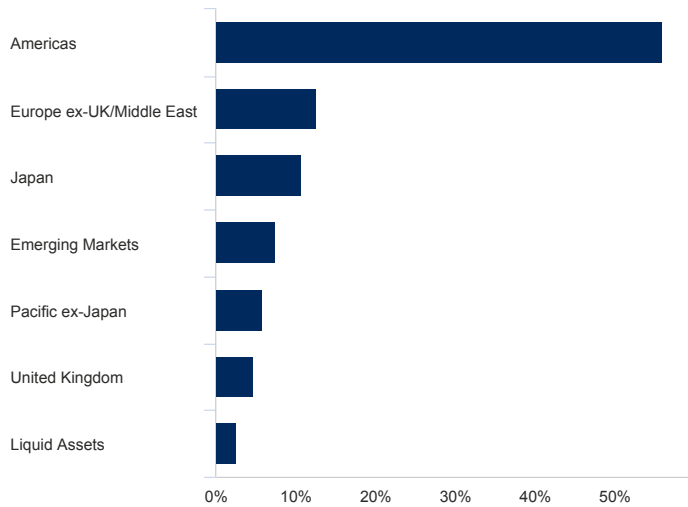
Target refers to the Benchmark listed in the Fund facts section and described under the Share class performance section on page 1. Source: Schroders. Top holdings and asset allocation are at fund level.

### Sector (%)



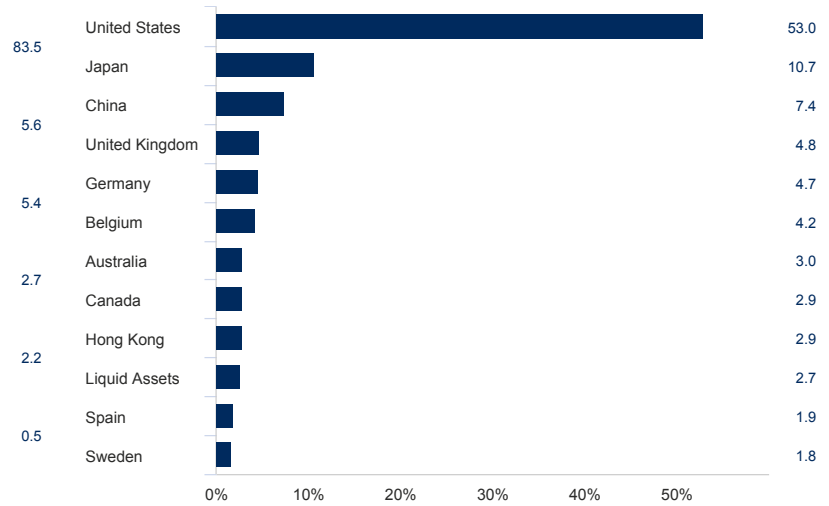
● Fund

### Region (%)



● Fund

### Geographical Breakdown (%)



● Fund

### Top 10 holdings (%)

Holding name	%
Prologis Inc	4.8
Healthpeak Properties Inc	3.4
21Vianet Group Inc	3.4
Camden Property Trust	3.3
Rexford Industrial Realty Inc	3.1
Washington Real Estate Investment Trust	2.6
Alexandria Real Estate Equities Inc	2.6
Cousins Properties Inc	2.5
Invitation Homes Inc	2.5
Healthcare Realty Trust Inc	2.5

## Share class available

	L Accumulation GBP	L Income GBP
<b>Distribution frequency</b>	Annually	Annually
<b>ISIN</b>	GB00BDD2DQ09	GB00BDD2DR16
<b>Bloomberg</b>	SCGPSLA LN	SCGPSLI LN
<b>SEDOL</b>	BDD2DQ0	BDD2DR1

L Accumulation GBP | Data as at 31.01.2021

## Contact information

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1 London Wall Place  
London  
United Kingdom  
EC2Y 5AU  
Tel: 0800 182 2399  
Fax: 0333 207 4504

For your security, communications may be taped or monitored.

## Benchmark and corporate action information

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The fund's performance should be assessed against its target benchmark, being to exceed the UK Consumer Price Index plus 3% per annum, and compared against the FTSE EPRA NAREIT Developed (Gross Total Return) index and the Investment Association Property Investment Sector average return. The target benchmark has been selected because the target return of the fund is to deliver or exceed the return of that benchmark as stated in the investment objective. The comparator benchmarks have been selected because the investment manager and the manager believe that each of these benchmarks is a suitable comparison for performance purposes given the fund's investment objective and policy. On 19.02.2016 Schroder Global Property Securities Fund change its name to Schroder Global Real Estate Securities Fund. On 01.08.2016 Schroder Global Real Estate Securities Fund changed its name to Schroder Global Cities Real Estate.

## Important information

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The fund is an authorised unit trust. A Key Investor Information Document and Supplementary Information Document are available. These can be requested via our website at [www.schroders.co.uk](http://www.schroders.co.uk) or call one of our Investor Services Team on 0800 182 2399 for a printed version. For investors' security, telephone calls to Schroder Unit Trusts Limited may be recorded. This information is not an offer, solicitation or recommendation to buy or sell any financial instrument or to adopt any investment strategy. Nothing in this material should be construed as advice or a recommendation to buy or sell. Any references to securities, sectors, regions and/or countries are for illustrative purposes only. Schroders has expressed its own views and opinions in this document and these may change. Schroders will be a data controller in respect of your personal data. For information on how Schroders might process your personal data, please view our Privacy Policy available at [www.schroders.com/en/privacy-policy](http://www.schroders.com/en/privacy-policy) or on request should you not have access to this webpage. For your security, communications may be taped or monitored. Issued by Schroder Unit Trusts Limited, 1 London Wall Place, London EC2Y 5AU. Registration No 4191730 England. Authorised and regulated by the Financial Conduct Authority. Schroders will be a data controller in respect of your personal data. For information on how Schroders might process your personal data, please view our Privacy Policy available at [www.schroders.com/en/privacy-policy](http://www.schroders.com/en/privacy-policy) or on request should you not have access to this webpage. Third party data is owned or licensed by the data provider and may not be reproduced or extracted and used for any other purpose without the data provider's consent. Third party data is provided without any warranties of any kind. The data provider and issuer of the document shall have no liability in connection with the third party data. The Prospectus and/or [www.schroders.com](http://www.schroders.com) contains additional disclaimers which apply to the third party data. FTSE International Limited ("FTSE") © FTSE (2020). "FTSE®" is a trade mark of London Stock Exchange Plc and The Financial Times Limited and is used by FTSE International Limited under licence. All rights in the FTSE indices and / or FTSE ratings vest in FTSE and/or its licensors. Neither FTSE nor its licensors accept any liability for any errors or omissions in the FTSE indices and / or FTSE ratings or underlying data. No further distribution of FTSE Data is permitted without FTSE's express written consent.

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\*\* Citywire Ratings are sourced from Citywire.

### \*\*\* Sustainability Accreditation

Our Schroders Sustainability Accreditation aims to help investors distinguish how we consider Environmental, Social and Governance ("ESG") factors across our products.

This fund has been awarded an Integrated accreditation. ESG factors are embedded into the investment process and can be clearly evidenced. There is a strong commitment to stewardship and company engagement.