

Z Income GBP Hedged | Data as at 29.02.2024

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.

Above is the Investment Objective of the fund. For details on the full fund's Investment Policy please see the KIID.

Relevant risks associated with an investment in this fund are shown below and should be carefully considered before making any investment. 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 investments to fall as well as rise. Performance data does not take into account any commissions and costs, if any, charged when units or shares of any fund, as applicable, are issued and redeemed.

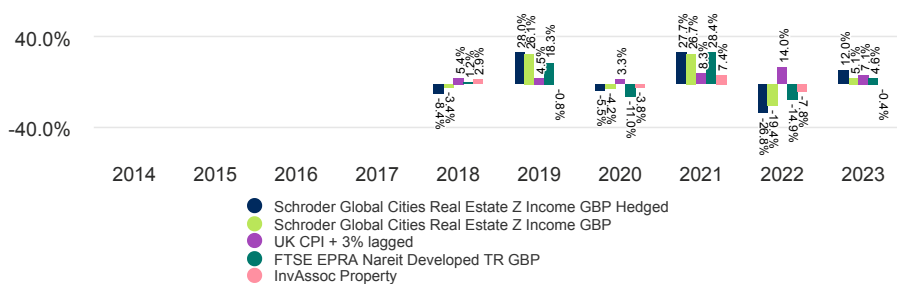
Share class performance (%)

Cumulative performance	1 month	3 months	YTD	1 year	3 years	5 years	Since inception
GBP Hedged	0.7	6.6	-2.4	4.2	-0.2	10.1	24.4
GBP Unhedged	0.7	6.1	-2.8	-1.7	4.3	16.0	-
Target GBP	-0.3	0.3	0.3	7.1	31.8	43.3	-
Comparator 1 GBP	0.1	4.8	-3.8	-2.8	9.2	9.1	-
Comparator 2 GBP	-0.9	-1.4	-1.4	-1.8	-2.9	-7.5	-

Discrete yearly performance (%)	Jan 15 - Jan 16	Jan 16 - Jan 17	Jan 17 - Jan 18	Feb 17 - Feb 18	Feb 18 - Feb 19	Feb 19 - Feb 20	Feb 20 - Feb 21	Feb 21 - Feb 22	Feb 22 - Feb 23	Feb 23 - Feb 24
GBP Hedged	-	-	-	-2.2	12.0	11.9	-1.4	14.6	-16.4	4.2
GBP Unhedged	-	-	-	-8.7	15.9	15.9	-4.0	16.8	-9.1	-1.7
Target GBP	-	-	-	6.1	4.9	4.8	3.7	8.6	13.3	7.1
Comparator 1 GBP	-	-	-	-9.4	17.1	7.1	-6.7	18.3	-5.1	-2.8
Comparator 2 GBP	-	-	-	6.6	2.8	-0.8	-4.1	8.9	-9.2	-1.8

Calendar year performance	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
GBP Hedged	-	-	-	-	-8.4	28.0	-5.5	27.7	-26.8	12.0
GBP Unhedged	-	-	-	-	-3.4	26.1	-4.2	26.7	-19.4	5.1
Target GBP	-	-	-	-	5.4	4.5	3.3	8.3	14.0	7.1
Comparator 1 GBP	-	-	-	-	1.2	18.3	-11.0	28.4	-14.9	4.6
Comparator 2 GBP	-	-	-	-	2.9	-0.8	-3.8	7.4	-7.8	-0.4

Performance over 10 years (%)



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	23.01.2017
Fund base currency	GBP
Share class currency	GBP
Fund size (Million)	GBP 1,322.20
Number of holdings	56
Target	UK CPI + 3% lagged
Comparator 1	FTSE EPRA Nareit Developed TR GBP
Comparator 2	InvAssoc Property
Unit NAV	GBP 0.5743
Dealing frequency	Daily
Distribution frequency	Annually

Fees & expenses

Ongoing charge	0.93%
Redemption fee	0.00%

Purchase details

Minimum initial subscription	GBP 50,000
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Codes

ISIN	GB00BYX7J192
Bloomberg	SCGCRZI LN
SEDOL	BYX7J19

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Risk considerations

Counterparty risk: The fund may have contractual agreements with counterparties. If a counterparty is unable to fulfil their obligations, the sum that they owe to the fund may be lost in part or in whole.

Currency risk: The fund may lose value as a result of movements in foreign exchange rates, otherwise known as currency rates.

Currency risk / hedged share class: The currency hedging of the share class may not be fully effective and residual currency exposure may remain.

Derivatives risk: Derivatives, which are financial instruments deriving their value from an underlying asset, 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.

Higher volatility risk: The price of this fund may be volatile as it may take higher risks in search of higher rewards, meaning the price may go up and down to a greater extent.

IBOR risk: The transition of the financial markets away from the use of interbank offered rates (IBORs) to alternative reference interest rates may impact the valuation of certain holdings and disrupt liquidity in certain instruments. This may impact the investment performance of 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, meaning investors may not be able to have immediate access to their holdings.

Market risk: The value of investments can go up and down and an investor may not get back the amount initially invested.

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

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.

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.

Currency risk / hedged share class: The hedging of the share class may not be fully effective and residual currency exposure may remain.

Synthetic risk & reward indicator (SRRI)



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. Please see the Key Investor Information Document for more information.

Risk statistics & financial ratios

	Fund	Target
Annual volatility (%) (3y)	16.0	2.1
Alpha (%) (3y)	10.2	-
Beta (3y)	-1.4	-
Sharpe ratio (3y)	0.0	2.9
Information ratio (3y)	-0.5	-
12 Month yield	1.6	-
Dividend Yield (%)	3.6	-
Price to book	1.5	-
Price to earnings	27.0	-
Predicted Tracking error (%)	2.0	-

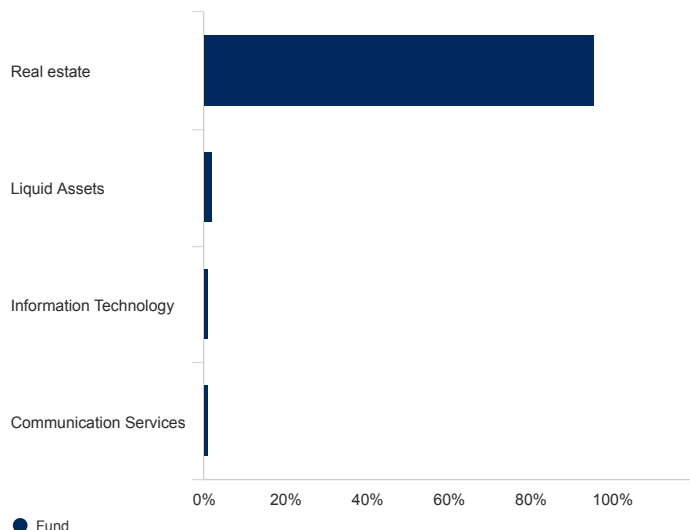
Source: Morningstar, and Schroders for the Predicted tracking error. The above ratios are based on bid to bid price based performance data of the unhedged equivalent share class. For help in understanding any terms used, please visit <https://www.Schroders.com/en/glossary/> These financial ratios refer to the average of the equity holdings contained in the fund's portfolio and in the benchmark (if mentioned) respectively.

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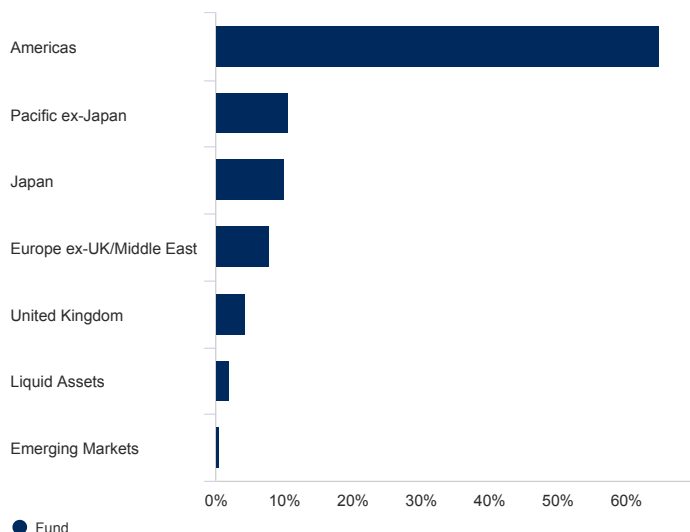
Asset allocation

Target refers to the Benchmark listed in the Fund facts section and described under the Share class performance section on page 1.

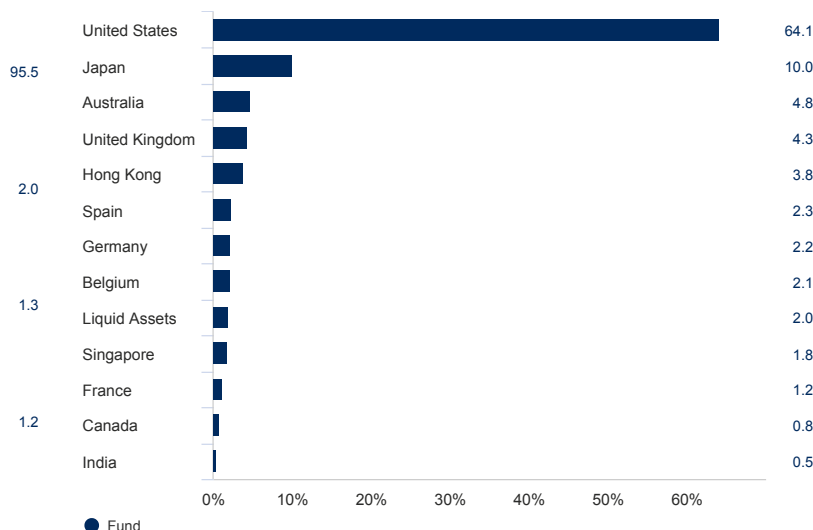
Sector (%)



Region (%)



Geographical breakdown (%)



Top 10 holdings (%)

Holding name	%
Equinix Inc	5.8
Prologis Inc	5.7
Digital Realty Trust Inc	5.4
Simon Property Group Inc	5.0
Invitation Homes Inc	3.6
Welltower Inc	3.5
Public Storage/new	3.4
Mitsui Fudosan Co Ltd	3.0
Rexford Industrial Realty Inc	2.9
Sun Communities Inc	2.8

Source: Schroders. Top holdings and asset allocation are at fund level.

Contact information

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For your security, communications may be taped or monitored.

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Information relating to changes in fund manager, investment objective, benchmark and corporate action information

On 19.02.2016 Schroders Global Property Securities Fund change its name to Schroders Global Real Estate Securities Fund. On 01.08.2016 Schroders Global Real Estate Securities Fund changed its name to Schroders Global Cities Real Estate.

Benchmarks: (If applicable)

Some performance differences between the fund and the benchmark may arise because the fund performance is calculated at a different valuation point from the benchmark. The target benchmark has been selected because it is representative of the type of investments in which the fund is likely to invest, and it is, therefore, an appropriate target in relation to the return that the fund aims to provide. 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. The investment manager invests on a discretionary basis and there are no restrictions on the extent to which the fund's portfolio and performance may deviate from the benchmark. The investment manager will invest in companies or sectors not included in the benchmark in order to take advantage of specific investment opportunities.

Source and ratings information

Source of all performance data, unless otherwise stated: Morningstar, bid to bid, net income reinvested, net of fees.

Important information

Costs:

Certain costs associated with your investment in the fund may be incurred in a different currency to that of your investment. These costs may increase or decrease as a result of currency and exchange rate fluctuations.

If a performance fee is applicable to this fund, details of the performance fee model and its computation methodology can be found in the fund's prospectus. This includes a description of the performance fee calculation methodology, the dates on which the performance fee is paid and details of how the performance fee is calculated in relation to the fund's performance fee benchmark, which may differ from the benchmark in the fund's investment objective or investment policy.

For further information regarding the costs and charges associated with your investment, please consult the funds' offering documents and annual report.

General:

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 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 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.