

Z Accumulation GBP | Data as at 31.12.2021

Fund objectives and investment policy

The fund aims to provide income and capital growth in excess of inflation (as measured by the UK Consumer Price Index) plus 3% per annum (after fees have been deducted) over a 3 to 5 year period by investing globally in equities of real estate companies worldwide that offer regular dividend payments. This cannot be guaranteed and your capital is at risk.

Relevant risks as associated with this Fund are shown overleaf and should be carefully considered before making any investment. For details of the fund's investment policy please refer to the fund's Key Investor Information Document (KIID).

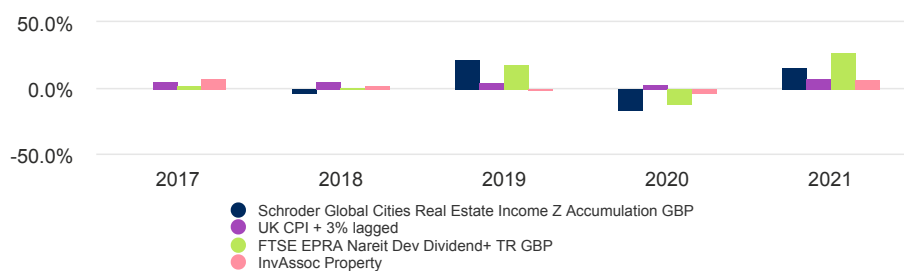
Past Performance is not a guide to future performance and may not be repeated. The value of investments and the income from them may go down as well as up and investors may not get back the amounts originally invested. Exchange rate changes may cause the value of any overseas investments to rise or fall.

Share class performance (%)

Cumulative performance	1 month	3 months	YTD	1 year	3 years	5 years	10 years
Share class (Net)	3.3	2.3	16.6	16.6	19.0	15.6	95.7
Comparator 1	1.0	2.9	8.3	8.3	16.9	30.9	62.6
Comparator 2	3.7	8.7	27.6	27.6	33.8	38.0	181.4
Target	1.5	3.6	7.4	7.4	2.6	13.5	47.3

12 month performance	Discrete yearly performance - Dec					Calendar year performance				
	2016	2017	2018	2019	2020	2017	2018	2019	2020	2021
	-	-	-	-	-					
Share class (Net)	0.5	-3.4	22.0	-16.3	16.6	0.5	-3.4	22.0	-16.3	16.6
Comparator 1	6.2	5.4	4.5	3.3	8.3	6.2	5.4	4.5	3.3	8.3
Comparator 2	2.0	1.1	18.4	-11.5	27.6	2.0	1.1	18.4	-11.5	27.6
Target	7.6	2.9	-0.8	-3.8	7.4	7.6	2.9	-0.8	-3.8	7.4

Performance over 5 years (%)



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

Ratings and accreditation



Please refer to the Source and ratings information section for details on the icons shown above.

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	18.02.2011
Share class launch date	18.02.2011
Fund base currency	GBP
Share class currency	GBP
Fund size (Million)	GBP 62.56
Number of holdings	43
Target	InvAssoc Property
Comparator 1	UK CPI + 3% lagged
Comparator 2	FTSE EPRA Nareit Dev Dividend+ TR GBP
Unit NAV	GBP 0.9607
Dealing frequency	Daily
Distribution frequency	Quarterly

Fees & expenses

Ongoing charge	0.95%
Redemption fee	0.00%

Purchase details

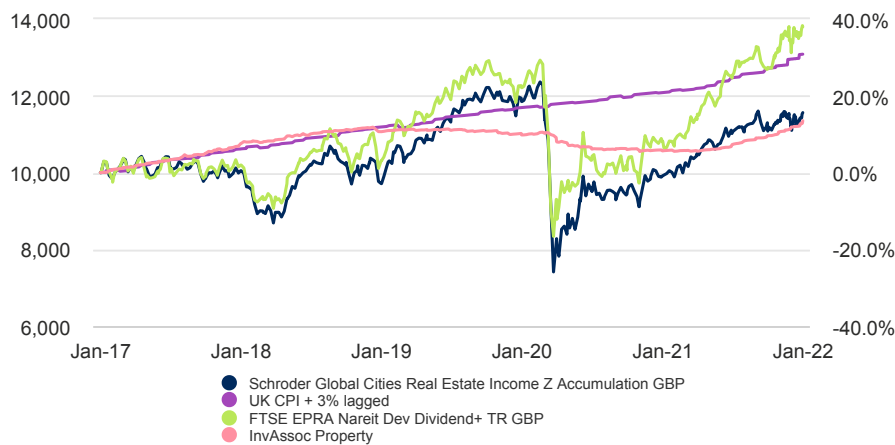
Minimum initial subscription	GBP 50,000
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Codes

ISIN	GB00B50MLC91
Bloomberg	SGPIMCA LN
SEDOL	B50MLC9

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5 year return of GBP 10,000



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.

Please see the KIID and Prospectus for a full list of risk considerations applicable to this fund.

Synthetic risk & reward indicator (SRRl)

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

Risk statistics & financial ratios

	Fund	Comparator 1
Annual volatility (%) (3y)	19.6	1.3
Alpha (%) (3y)	13.6	-
Beta (3y)	-1.2	-
Sharpe ratio (3y)	0.4	3.8
Information ratio (3y)	0.0	-
Dividend Yield (%)	5.0	-
Price to book	1.5	-
Price to earnings	18.0	-
Predicted Tracking error (%)	3.8	-

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

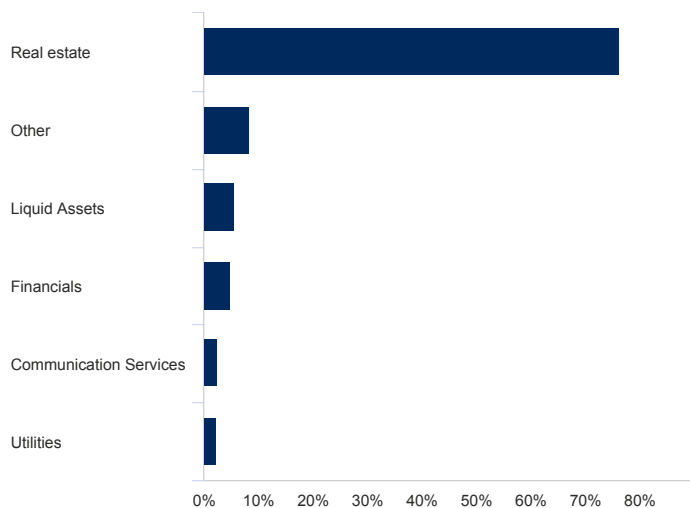
<https://www.Schroders.com/en/glossary/> These financial ratios refer to the average of the equity holdings contained in the fund's portfolio and in the benchmark (if mentioned) respectively. Please note this is an accumulation share class and as such the investor will not receive an income distribution. Any income will be reinvested into the fund.

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Asset allocation

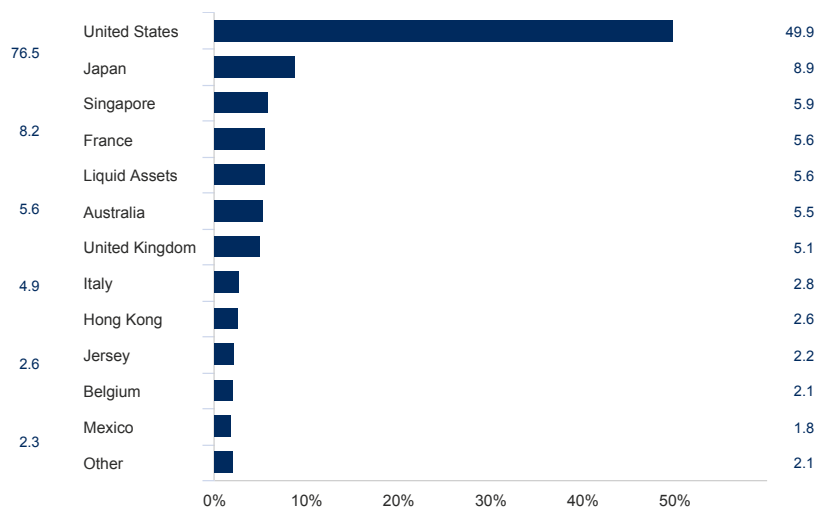
Target refers to the Benchmark listed in the Fund facts section and described under the Share class performance section on page 1. Source: Schroders. Top holdings and asset allocation are at fund level.

Sector (%)



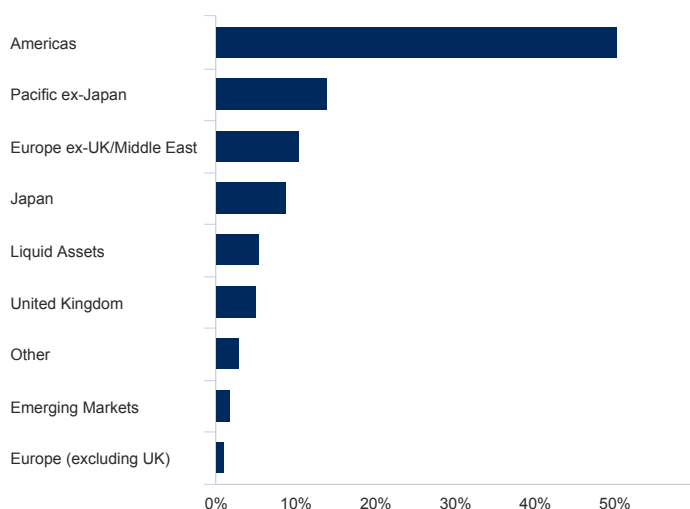
● Fund

Geographical Breakdown (%)



● Fund

Region (%)



● Fund

Top 10 holdings (%)

Holding name	%
STAG Industrial Inc	3.7
Realty Income Corp	3.6
Gaming and Leisure Properties Inc	3.5
Medical Properties Trust Inc	3.3
MGM Growth Properties LLC	3.0
ICADE	2.9
Cromwell European Real Estate Investment Trust	2.8
Charter Hall Long Wale REIT	2.7
Gecina SA	2.7
City Office REIT Inc	2.7

Share class available

	Z Accumulation GBP	Z Income GBP
Distribution frequency	Quarterly	Quarterly
ISIN	GB00B50MLC91	GB00B53VQ629
Bloomberg	SGPIMCA LN	SGPIMCI LN
SEDOL	B50MLC9	B53VQ62

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Contact information

Schroder Unit Trusts Limited
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

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. On 02.10.2017, the fund, previously named Schroder Global Real Estate Securities Income, changed its name to Schroder Global Cities Real Estate Income. 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 Dividend Plus (Gross Total Return) index and the Investment Association Property Investment Sector average return.

Source and ratings information

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

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Citywire Ratings are sourced from Citywire.

Important information

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. 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 contains additional disclaimers which apply to the third party data. FTSE International Limited ("FTSE") © FTSE (2021). "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.