

### Important Information

The fund invests primarily in equity and equity related securities of real estate companies.

- The fund invests in equity would subject to equity investment risk.
- The fund invests in securities principally engaged in real estate industry which may be influenced by the real estate capital market and increase in interest rates.
- The fund invests in concentrated region/sector and subjects to higher level of risks than a fund investing in a more diversified portfolio/strategy.
- The fund may use derivatives to meet its investment objective. Derivatives exposure may involve higher counterparty, liquidity and valuation risks. In adverse situations, the fund may suffer significant losses from their derivative usage for hedging.
- For share classes with a general dividend policy, expenses will be paid out of capital rather than out of gross income. The amount of distributable income therefore increases and the amount so increased may be considered to be dividend paid out of capital. Share classes with a fixed dividend policy may pay out both income and capital in distributions. Where distributions are paid out of capital, this amounts to a return or withdrawal of part of your original investment or capital gains attributable to that and may result in an immediate decrease in the net asset value of shares.

You should not make any investment decision solely based on this document. Please read the relevant offering document carefully for further fund details including risk factors.

### Investment Objectives

The Fund aims to provide capital growth and income in excess of the FTSE EPRA NAREIT Developed index (NET TR, USD) after fees have been deducted over a three to five year period by investing in equity and equity related securities of real estate companies worldwide and which the Investment Manager deems to be sustainable investments.

This means that the fund invests at least 75% of its assets in sustainable investments within the meaning of SFDR.

# Schroders

## Schroder International Selection Fund Global Cities

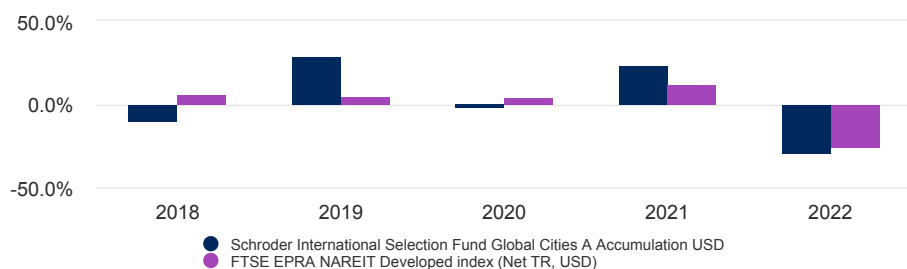
A Accumulation USD | Data as at 31.12.2022

### Share class performance (Cumulative)

| Performance (%) | 1 month | 3 months | 6 months | YTD   | 1 year | 3 years | 5 years | 10 years |
|-----------------|---------|----------|----------|-------|--------|---------|---------|----------|
| <b>Fund</b>     | -2.4    | 5.4      | -7.7     | -29.1 | -29.1  | -13.8   | 0.6     | 23.8     |
| <b>Target</b>   | -2.8    | 6.9      | -5.5     | -25.1 | -25.1  | -12.0   | -2.5    | 21.0     |

| Annual Performance (%) | 2018 | 2019 | 2020 | 2021 | 2022  |
|------------------------|------|------|------|------|-------|
| <b>Fund</b>            | -9.7 | 29.3 | -1.6 | 23.5 | -29.1 |
| <b>Target</b>          | 5.6  | 4.9  | 4.2  | 12.8 | -25.1 |

### Performance over 5 years (%)



Source: Morningstar, NAV to NAV, net income reinvested, net of fees, based on Schroder International Selection Fund Global Cities A Accumulation USD Units, USD. Some performance differences between the fund and the benchmark may arise as the benchmark returns are not adjusted for non-dealing days of the fund. Schroder International Selection Fund is referred to as Schroder ISF. This Fund is not authorized by the SFC under the Code on Real Estate Investment Trust but is authorized under the Code on Unit Trusts and Mutual Funds, such authorization does not imply official recommendation. Effective 01.12.2016, the English name of Schroder ISF Global Property Securities has been changed to Schroder ISF Global Cities Real Estate, and the Chinese name has been changed on 09.01.2017. Effective 21.06.2021, the fund name of Schroder ISF Global Cities Real Estate has been changed to Schroder ISF - Global Cities. The Fund size quoted includes all classes of the Fund. Investment involves risks. Price of units may go down as well as up. Past performance is not indicative of future performance. Please refer to the relevant offering documents for fund details including risk factors. This material is issued by Schroder Investment Management (Hong Kong) Limited and has not been reviewed by the SFC. Performance is calculated from the share class's since launch date (31.10.2005). The names of the target and comparator(s) benchmarks may be displayed in abbreviation format, please refer to the Benchmark and corporate action information section for the full benchmark names.

### Fund literature



Download the offering documents and investor notice here

### Ratings and accreditation



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

### Fund facts

|                               |  |
|-------------------------------|--|
| <b>Fund manager</b>           | Tom Walker<br>Hugo Machin                      |
| <b>Fund launch date</b>       | 31.10.2005                                     |
| <b>Fund base currency</b>     | USD  |
| <b>Fund size (Million)</b>    | USD 667.92                                     |
| <b>Number of holdings</b>     | 53   |
| <b>Target</b>                 | FTSE EPRA NAREIT Developed index (Net TR, USD) |
| <b>Unit NAV</b>               | USD 164.2414                                   |
| <b>Hi/Lo (past 12 mths)</b>   | USD 232.5750 / USD 148.9322                    |
| <b>Annualized Return (3Y)</b> | -4.83%   |

### Fees & expenses

|                              |        |
|------------------------------|--------|
| <b>Initial charge up to</b>  | 5.00%  |
| <b>Annual management fee</b> | 1.500% |
| <b>Redemption fee</b>        | 0.00%  |

### Codes

|                     |                  |
|---------------------|------------------|
| <b>ISIN</b>         | LU0224508324     |
| <b>Bloomberg</b>    | SCHGPSA LX       |
| <b>Reuters code</b> | LU0224508324.LUF |

### Risk statistics & financial ratios

|                                   | Fund | Target |
|-----------------------------------|------|--------|
| <b>Annual volatility (%) (3y)</b> | 21.4 | 14.8   |
| <b>Price to book</b>              | 1.4  | -      |
| <b>Price to earnings</b>          | 15.0 | -      |

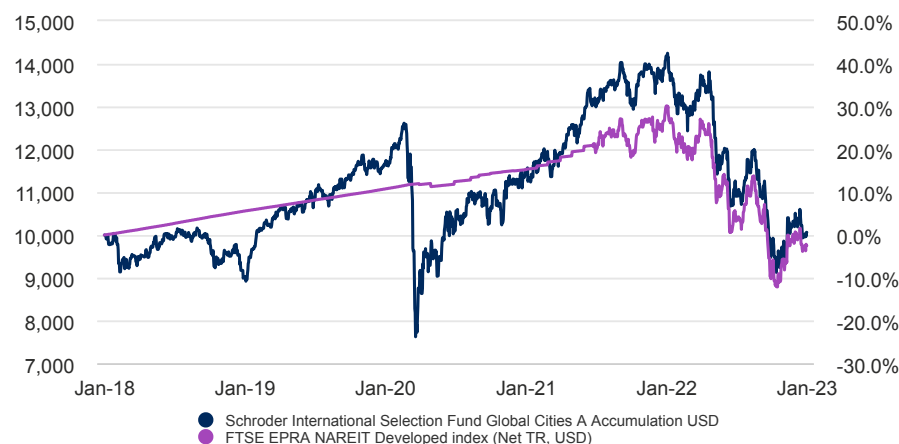
Source: Morningstar, and Schroders for the Predicted tracking error. The above ratios are based on NAV to NAV price based performance data. These financial ratios refer to the average of the equity holdings contained in the fund's portfolio and in the benchmark (if mentioned) respectively.

# Schroders

## Schroder International Selection Fund Global Cities

A Accumulation USD | Data as at 31.12.2022

### Return of USD 10,000



**Past Performance is not a guide to future performance and may not be repeated.**

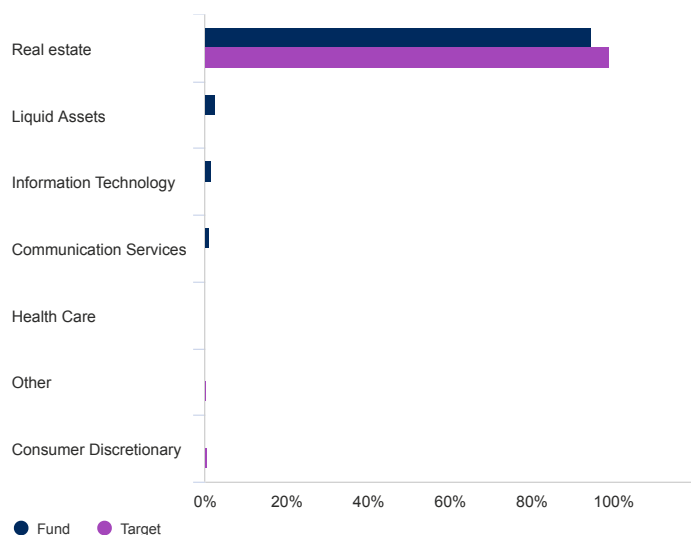
The value of investments and the income from them may go down as well as up and investors may not get back the amounts originally invested. Exchange rate changes may cause the value of any overseas investments to rise or fall. Performance data does not take into account any commissions and costs, if any, charged when units or shares of any fund, as applicable, are issued and redeemed.

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

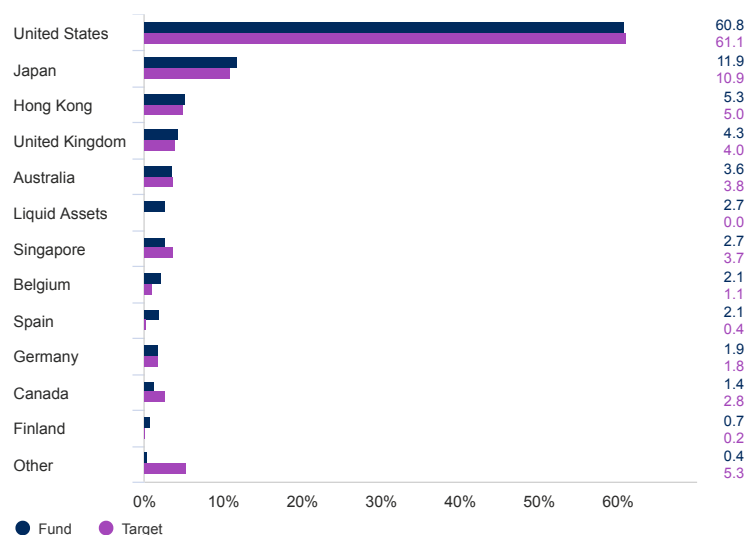
Returns are calculated NAV to NAV (which means performance does not include the effect of any initial charges), net income reinvested, net of fees.

### Asset allocation

#### Sector (%)



#### Geographical breakdown (%)

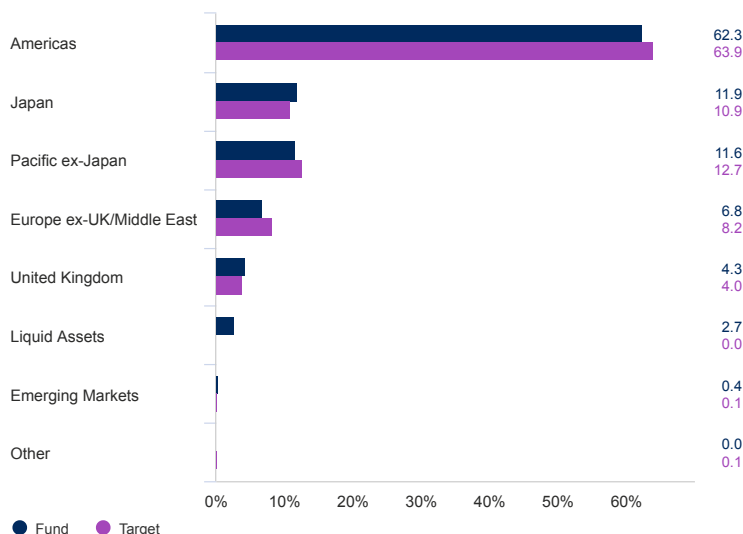


# Schroders

## Schroder International Selection Fund Global Cities

A Accumulation USD | Data as at 31.12.2022

### Region (%)



### Top 10 holdings (%)

| Holding name                  | %   |
|-------------------------------|-----|
| Public Storage                | 6.0 |
| Equinix Inc                   | 5.8 |
| Rexford Industrial Realty Inc | 5.3 |
| UDR Inc                       | 4.9 |
| Regency Centers Corp          | 3.8 |
| Sun Hung Kai Properties Ltd   | 3.3 |
| Healthpeak Properties Inc     | 3.0 |
| Terreno Realty Corp           | 3.0 |
| Kimco Realty Corp             | 2.8 |
| Digital Realty Trust Inc      | 2.7 |

Source: Schroders.

Percentages of allocation may not sum up to 100% due to rounding issue. Derivatives are displayed on the notional basis of the underlying exposure where possible. Due to the different treatment of derivative types, the allocation to Liquid Assets may vary between each chart.

### Share class available

|                            | A Accumulation USD | A Accumulation HKD |
|----------------------------|--------------------|--------------------|
| <b>Distribution Policy</b> | No Distribution    | No Distribution    |
| <b>ISIN</b>                | LU0224508324       | LU2275660517       |
| <b>Bloomberg</b>           | SCHGPSA LX         | SCCREAH LX         |

### Benchmark and corporate action information

The fund's performance should be assessed against its target benchmark, being to exceed the FTSE EPRA NAREIT Developed index (Net TR, USD). The fund's investment universe is expected to overlap materially with the components of the target benchmark. 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 target benchmark. The investment manager will invest in companies or sectors not included in the target benchmark in order to take advantage of specific investment opportunities. The benchmark(s) does/do not take into account the environmental and social characteristics or sustainable objective (as relevant) of the fund. 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 target benchmark in the investment objective has been changed from US Consumer Price index plus 3% to FTSE EPRA NAREIT Developed index (Net TR, USD) on 01.05.2021. The full track record of the previous benchmark has been replaced with the new one. Effective 24.02.2022, the investment objective has been changed from "The Fund aims to provide income and capital growth in excess of the FTSE EPRA NAREIT Developed index (Net TR, USD) after fees have been deducted over a three to five year period by investing in equity and equity related securities of real estate companies worldwide." to "The Fund aims to provide capital growth and income in excess of the FTSE EPRA NAREIT Developed index (NET TR, USD) after fees have been deducted over a three to five year period by investing in equity and equity related securities of real estate companies worldwide and which the Investment Manager deems to be sustainable investments.". On 21.06.2021 the FTSE EPRA NAREIT Developed index (Net TR, USD) replaced the US Consumer Price index plus 3%. On 01.12.2016, the fund, previously named Schroder ISF Global Property Securities, changed its name to Schroder ISF Global Cities Real Estate.

The Fund has the objective of sustainable investment (within the meaning of Article 9 SFDR).

# Schroders

## Schroder International Selection Fund Global Cities

A Accumulation USD | Data as at 31.12.2022

### Important information

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The fund has the objective of sustainable investment within the meaning of Article 9 of Regulation (EU) 2019/2088 on Sustainability-related Disclosures in the Financial Services Sector (the "SFDR"). For information on sustainability-related aspects of this fund please go to [www.schroders.com](http://www.schroders.com)

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### 重要事項

基金主要投資於房地產公司的股本和股本相關證券。

- 基金投資股票證券涉及股票投資風險。
  - 基金投資於以房地產為主要業務的證券會受房地產資金市場和利率上升影響。
  - 基金投資於集中地區/行業會承受較投資於採用較多元化的投資組合/策略的基金為高的風險。
  - 基金可投資於金融衍生工具以達致投資目標。運用衍生工具可涉及較高的對手方、流通性及估值的風險。在不利的情况下，基金可能會因為使用衍生工具作對沖之用而承受重大虧損。
  - 一般股息政策的股份類別，支出將從資本而非總收入中支付，可分派收入因此增加，而增加的部份可被視為從資本中支付的股息。定息政策的股份類別，其股息可能同時由收入及資本中支付。從資本中支付的派息相當於從閣下原本投資的金額中，或從該等金額賺取的資本收益中退回或提取部份款項，可能導致每股資產淨值即時下跌。
- 閣下不應僅倚賴本文件而作出任何投資決定。請詳閱有關銷售文件以得悉基金之詳情包括風險因素。

### 投資目標

本基金旨在通過投資於全球各地房地產公司且被投資經理視為可持續投資項目的股本和股本相關證券，在三年至五年期內扣除費用後提供超過FTSE EPRA NAREIT Developed index (Net TR, USD)的資本增值和收益。

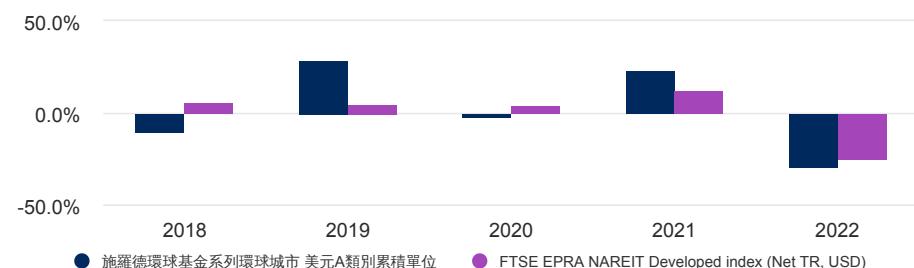
這意味著，本基金至少將其75%的資產投資於SFDR所界定的可持續投資。

### 股份類別表現 (累計)

| 表現 (%) | 1個月  | 3個月 | 6個月  | 年初至今  | 1年    | 3年    | 5年   | 10年  |
|--------|------|-----|------|-------|-------|-------|------|------|
| 基金     | -2.4 | 5.4 | -7.7 | -29.1 | -29.1 | -13.8 | 0.6  | 23.8 |
| 目標基準   | -2.8 | 6.9 | -5.5 | -25.1 | -25.1 | -12.0 | -2.5 | 21.0 |

| 年度表現 (%) | 2018 | 2019 | 2020 | 2021 | 2022  |
|----------|------|------|------|------|-------|
| 基金       | -9.7 | 29.3 | -1.6 | 23.5 | -29.1 |
| 目標基準     | 5.6  | 4.9  | 4.2  | 12.8 | -25.1 |

### 5年表現(%)



資料來源：晨星。以資產淨值價計算，收益再投資，已扣除費用，依據施羅德環球基金系列環球城市美元A類別累積單位、美元。本基金表現與基準表現可能存在部分差異，這是由於基準表現不考慮非交易日。

本基金並未根據房地產信託基金守則獲香港證監會認可，其認可地位乃根據單位信託及互惠基金守則，其認可資格並不意味獲官方推薦。由01.12.2016起，施羅德環球基金系列 - 環球地產股票之英文名稱已更改；並於09.01.2017更改中文名稱為施羅德環球基金系列 - 環球城市房地產股票。21.06.2021起，施羅德環球基金系列 - 環球城市房地產股票更名為施羅德環球基金系列 - 環球城市。本基金之資產值已涵蓋其所有類別。投資涉及風險。單位價格可跌可升。過往表現未必可作日後業績的準則。詳情（包括風險因素）請參閱有關銷售文件。本文件由施羅德投資管理（香港）有限公司刊發並未受香港證監會檢閱。基金表現由基金單位類別推出日期起計算（即：31.10.2005）。目標和比較基準的名稱可能以縮寫的格式展示，有關完整的基準名稱，請參閱基準和公司行為信息部分。

### 基金文件



於此下載銷售文件和投資者公告

### 評級和認證



請參考資料來源與評級說明，以獲取有關圖標的詳細信息。

### 基金資料

|                  |  |
|------------------|--|
| 基金經理             | Tom Walker<br>Hugo Machin                      |
| 基金推出日期           | 31.10.2005                                     |
| 基金基本貨幣           | 美元   |
| 資產值 (百萬元)        | 美元 667.92                                      |
| 持倉數量             | 53   |
| 目標基準             | FTSE EPRA NAREIT Developed index (Net TR, USD) |
| 單位資產淨值           | 美元 164.2414                                    |
| 最高 / 最低 (過去十二個月) | 美元 232.5750 / 美元 148.9322                      |
| 年度回報率 (3年)       | -4.83%   |

### 費用和開支

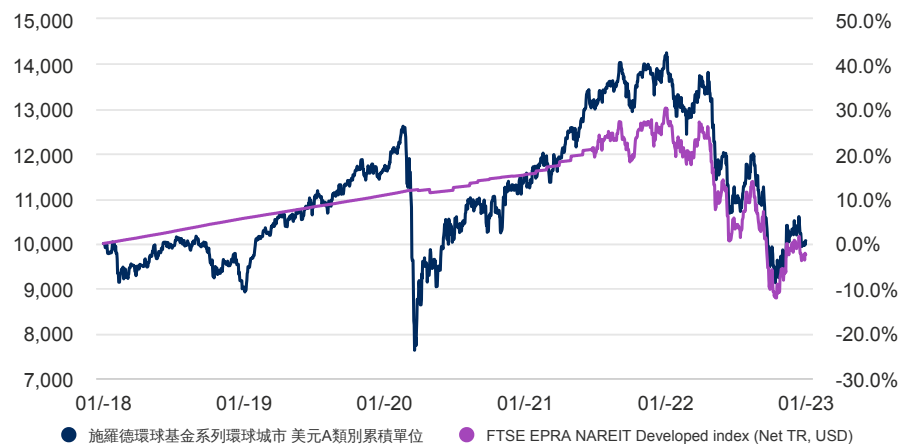
|         |        |
|---------|--------|
| 首次認購費上限 | 5.00%  |
| 管理年費    | 1.500% |
| 贖回費     | 0.00%  |

### 代碼

|       |                  |
|-------|------------------|
| ISIN  | LU0224508324     |
| 彭博代碼  | SCHGPSA LX       |
| 路透社代碼 | LU0224508324.LUF |

美元A類別累積單位 | 數據截至 31.12.2022

### 美元 10,000 回報



過往表現未必可作日後業績的準則，並不一定會再次重現。

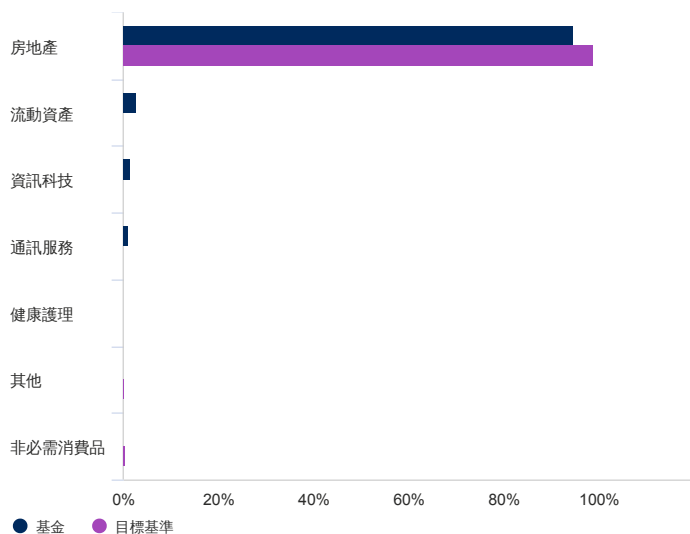
投資價值及所得收益可跌亦可升，投資者未必能取回投資本金。匯率變動可能造成海外投資價值的上升或下跌。表現數據中未扣除基金單位或股份（如適用）發行和贖回時收取的佣金和費用。

本圖表僅供參考之用，並未反映任何投資的實際回報率。

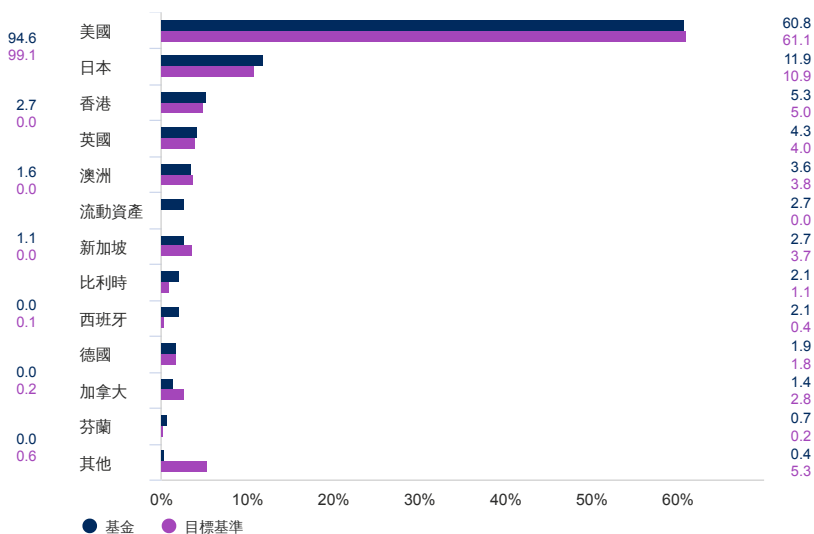
回報率以資產淨值價計算（這是指業績並不包含任何首次認購費）、收益再投資、扣除費用。

### 資產分佈

#### 行業資產分佈 (%)



#### 地區資產分佈 (%)



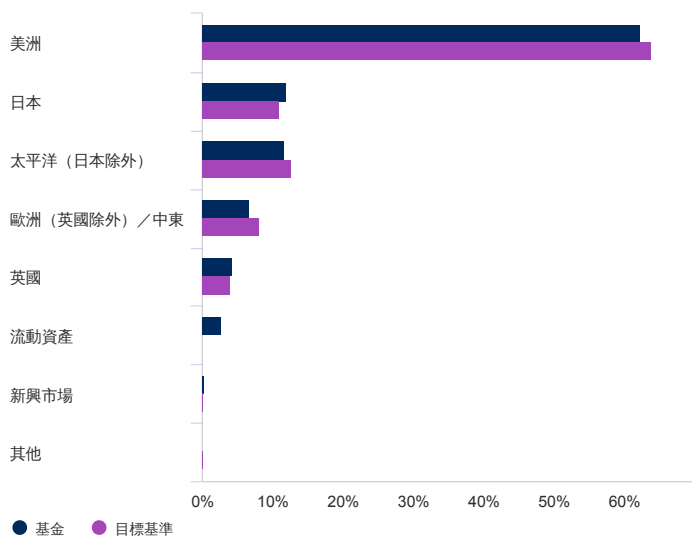
### 風險統計數據及財務比率

|                  | 基金   | 目標基準 |
|------------------|------|------|
| 年均相對波幅 (%) (3 年) | 21.4 | 14.8 |
| 市賬率              | 1.4  | -    |
| 市盈率              | 15.0 | -    |

資料來源：晨星。預測跟踪誤差來源：施羅德。上述比率以按資產淨值價計算之基金表現為基礎。上述財務比率是指基金投資組合和基準（如有提及）中所含的平均股權。

美元A類別累積單位 | 數據截至 31.12.2022

### 地區 (%)



### 10大主要投資 (%)

| 投資名稱                          | %   |
|-------------------------------|-----|
| Public Storage                | 6.0 |
| Equinix Inc                   | 5.8 |
| Rexford Industrial Realty Inc | 5.3 |
| UDR Inc                       | 4.9 |
| Regency Centers Corp          | 3.8 |
| Sun Hung Kai Properties Ltd   | 3.3 |
| Healthpeak Properties Inc     | 3.0 |
| Terreno Realty Corp           | 3.0 |
| Kimco Realty Corp             | 2.8 |
| Digital Realty Trust Inc      | 2.7 |

資料來源: 施羅德投資。由於四捨五入的關係, 分配相加的百分比可能不等於100%。衍生工具在適用的情形下是依照標的資產之名目基礎表示。由於對各類型衍生工具的處理不同, 各圖表之間對流動資產的分配可能有所差異。

### 可認購股份類別

|      | 美元A類別累積單位    | 港元A類別累積單位    |
|------|--------------|--------------|
| 派息政策 | 無派息          | 無派息          |
| ISIN | LU0224508324 | LU2275660517 |
| 彭博代碼 | SCHGPSA LX   | SCCREAH LX   |

### 基準和公司行動信息

本基金的表現應按其目標基準評估, 即超過FTSE EPRA NAREIT Developed index (Net TR, USD) 作比較。比較基準只作比較表現用途, 並不影響投資經理如何投資基金資產。本基金的投資領域預期與比較基準的成份有限範圍的重疊。投資經理可全權作出投資, 本基金的組合及表現偏離比較基準的程度沒有限制。投資經理將投資於不包括在比較基準的公司或界別。選擇目標基準是由於本基金的目標回報為超過投資目標所述之基準的回報。基準沒有/沒有考慮到基金的環境和社會特徵或可持續目標 (如相關)。選擇比較基準是由於投資經理相信基於本基金的投資目標和策略, 該基準適合用於比較基金表現。本基金投資目標中的目標基準已於01.05.2021由US Consumer Price index plus 3%更改為FTSE EPRA NAREIT Developed index (Net TR, USD)。前者的全部往績已被新基準取代。本基金投資目標已於24.02.2022由“本基金旨在通過投資於全球各地房地產公司的股本和股本相關證券, 在三年至五年期內扣除費用後提供超過FTSE EPRA NAREIT Developed index (Net TR, USD)的收益和資本增值。”更改為“本基金旨在通過投資於全球各地房地產公司且被投資經理視為可持續投資項目的股本和股本相關證券, 在三年至五年期內扣除費用後提供超過FTSE EPRA NAREIT Developed index (Net TR, USD)的資本增值和收益。”。由2021年6月21日起, FTSE EPRA NAREIT Developed index (Net TR, USD)取代了US Consumer Price index plus 3%。2016年12月1日, 該基金 (原名為施羅德環球基金系列環球地產股票) 更名為施羅德環球基金系列環球城市房地產股票。基金具有可持續發展投資目標 (如 SFDR 第 9 條所定義)。

### 重要事項

基金具有Regulation (EU) 2019/2088 Article 9 關於金融服務業中與可持續性相關的披露 (簡稱「SFDR」) 所指的環境及 / 或社會特色。有關本基金的永續性相關資訊, 請前往 [www.schroders.com](http://www.schroders.com)。富時國際有限公司 (“FTSE”) © FTSE。"FTSE®"是倫敦證券交易所和金融時報有限公司的商標, 且是富時國際有限公司經授權使用的。所有FTSE指數和/或FTSE評級, 歸屬於FTSE和/或其許可人。FTSE及其許可人概不承擔在FTSE指數和/或FTSE評級或基礎資料中的任何錯誤或遺漏。在未取得FTSE明確的書面同意下, 不得進一步流通富時的資料。

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