Schroders

Schroder International Selection Fund Global Cities

Minimum Disclosure Document
Date of issue 18.08.2026

C Accumulation USD | Data as at 31.07.2026

Fund objectives and investment policy

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 equities of real estate companies worldwide that own assets in global cities and which the investment manager deems to be sustainable investments.

Above is the Investment Objective of the fund. For details on the fund's Investment Policy please see the Prospectus.
The Fund has the objective of sustainable investment (within the meaning of Article 9 SFDR).
This means that the fund invests at least 75% of its assets in sustainable investments within the meaning of SFDR.
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.

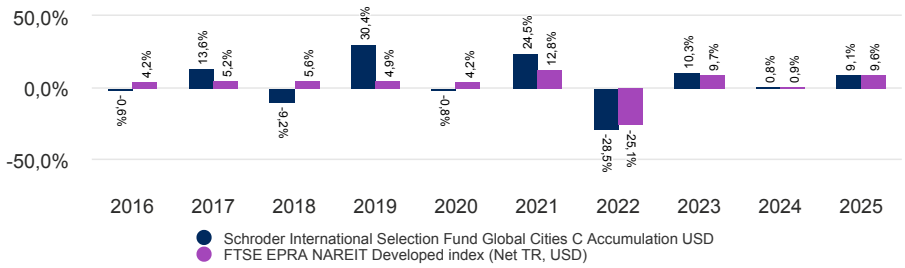
Share class performance (%)

Cumulative performance	YTD	1 year	3 years	5 years	10 years
Share class (Net)	15,1	20,3	33,1	5,6	52,5
Target	12,6	17,7	30,3	7,5	42,7

Annualized performance (%)	3 years	5 years	10 years
Share class (Net)	10,0	1,1	4,3
Target	9,2	1,5	3,6

Discrete yearly performance (%)	Jul 16 - Jul 17	Jul 17 - Jul 18	Jul 18 - Jul 19	Jul 19 - Jul 20	Jul 20 - Jul 21	Jul 21 - Jul 22	Jul 22 - Jul 23	Jul 23 - Jul 24	Jul 24 - Jul 25	Jul 25 - Jul 26
Share class (Net)	-0,3	4,4	10,7	0,2	25,0	-11,8	-10,0	8,7	1,8	20,3
Target	5,0	5,4	5,2	3,9	9,8	-10,0	-8,3	6,8	3,6	17,7

Performance over 10 years (%)



Past performance is not a reliable indicator of future results, prices of shares and the income from them may fall as well as rise and investors may not get back the amount originally invested.
Exchange rate movements may cause the value of investments to fall as well as rise.
Annualised Figures are calculated as geometric average to show what an investor would earn over a period of time if the annual return was compounded. Actual figures are available on request. All publication of performance is accompanied by a disclosure indicating that the performance is calculated for the portfolio, as well as that the individual investor performance may differ as a result of initial fees, the actual investment date, the date of reinvestment and dividend withholding tax.

Fund facts

Fund manager	Hugo Machin Tom Walker
Managed fund since	15.08.2014 ; 15.08.2014
Fund management company	Schroder Investment Management (Europe) S.A.
Domicile	Luxembourg
Fund launch date	31.10.2005
Share class launch date	31.10.2005
Fund base currency	USD
Share class currency	USD
Fund size (Million)	USD 472,05
Number of holdings	63
Target	FTSE EPRA NAREIT Developed index (Net TR, USD)
Share price end of month	USD 258,1388
Dealing frequency	Daily
Dealing cut off time	13.00 Luxembourg time on a Dealing Day
Distribution frequency	No Distribution
High/Low annual return	30.4 / -28.5

Fees & expenses

Max entry charge	1,00%
Annual management fee	0,750%
Ongoing charge	1,06%
Redemption fee	0,00%
TER	1,04%

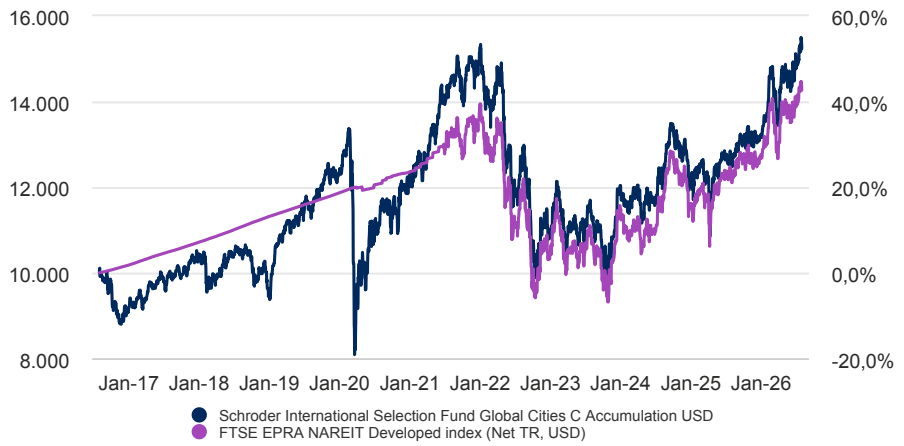
Purchase details

Minimum initial subscription	USD 1.000 ; EUR 1.000 or their near equivalent in any other freely convertible currency.

Codes

ISIN	LU0224508670
Bloomberg	SCHGPSC LX
SEDOL	B0D65N2

10 year return of USD 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

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: If the fund's investments are denominated in currencies different to the fund's base currency, the fund may lose value as a result of movements in foreign exchange rates, otherwise known as currency rates. If the investor holds a share class in a different currency to the base currency of the fund, investors may be exposed to losses as a result of movements in currency rates.
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.
Emerging markets & frontier risk: Emerging markets, and especially frontier markets, generally carry greater political, legal, counterparty, operational and liquidity risk than developed markets.
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.
Sustainability risk: The fund has the objective of sustainable investment. This means it may have limited exposure to some companies, industries or sectors and may forego certain investment opportunities, or dispose of certain holdings, that do not align with its sustainability criteria chosen by the investment manager. The fund may invest in companies that do not reflect the beliefs and values of any particular investor.

Summary risk indicator (SRI)

LOWER RISK Potentially lower reward — **HIGHER RISK** Potentially higher reward

1	2	3	**4**	5	6	7

The risk category was calculated using historical performance data (or indicative fund performance during periods of suspension) 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 Information Document for more information.

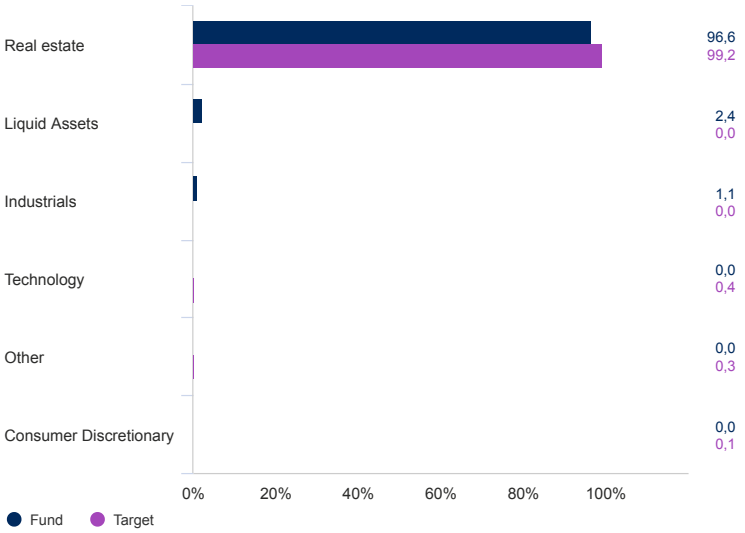
Risk statistics & financial ratios

	Fund	Target
Annual volatility (%) (3y)	15,9	16,2
Dividend Yield (%)	3,2	-
Price to book	1,8	-
Price to earnings	22,5	-

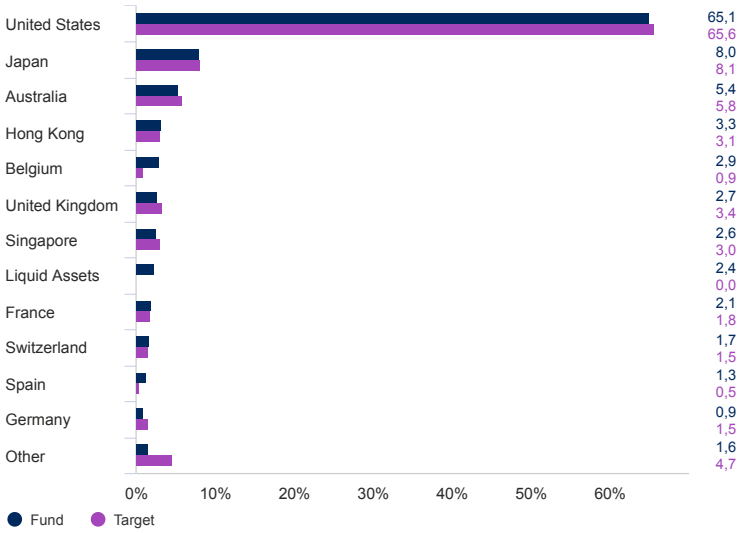
Source: Morningstar, and Schroders for the Predicted tracking error. The above ratios are based on bid to bid price based performance data. These financial ratios refer to the average of the equity holdings contained in the fund's portfolio and in the benchmark (if mentioned) respectively.

Asset allocation

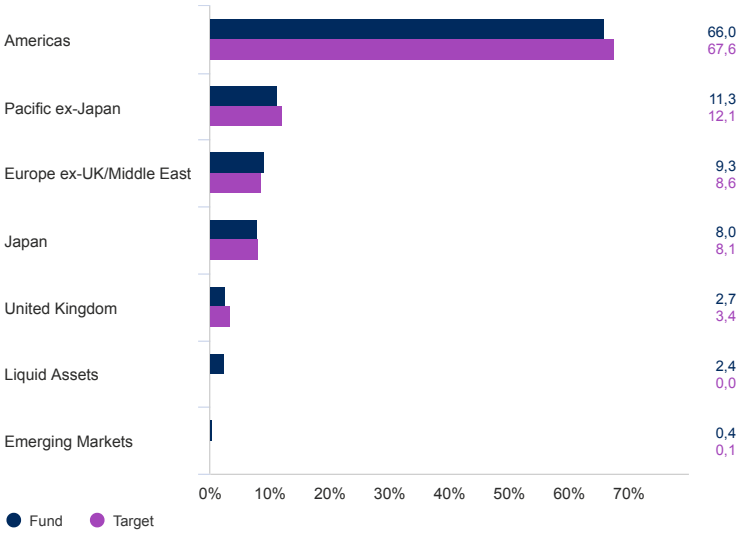
Sector (%)



Geographical breakdown (%)



Region (%)



Top 10 holdings (%)

Holding name	%
Welltower Inc	7,9
Prologis Inc	6,3
Equinix Inc	5,3
Digital Realty Trust Inc	4,6
Simon Property Group Inc	4,0
Realty Income Corp	3,3
Public Storage	3,0
Goodman Group	3,0
Ventas Inc	2,4
AvalonBay Communities Inc	2,1

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

Share class available

	C Accumulation USD	C Distribution USD
Distribution frequency	No Distribution	Annually
ISIN	LU0224508670	LU0232938208
Bloomberg	SCHGPSC LX	SCHGPDC LX
SEDOL	B0D65N2	B0MJXR2

Additional Info

Name of the manager, trustee and/or custodian and relevant contact details
Management Company Schroder Investment Management (Europe) S.A.
5, rue Höhenhof
1736 Senningerberg, Grand Duchy of Luxembourg
Tel.: +27 87 806 9602 / +27 63 617 9954
Website: https://www.schroders.com/en-za/za/intermediary/
Email: Southafrica@schroders.com

Equity Fund Distribution dates and value distributed per participatory interest over the past 12 months
Please refer to the dividend calendar on the following website:
https://www.schroders.com/en-za/za/intermediary/literature/
The net asset value of the portfolio is published daily on the following website:
https://www.schroders.com/en-za/za/intermediary/fund-centre/

Investment Manager
Schroder Investment Management Limited
One London Wall Place
London EC2Y 5AU
United Kingdom
Tel: +44 (0)20 7658 6000
Website: http://www.schroders.com/UK

Portfolio category or classification or sector:
Equity

Registered portfolio name
Schroder ISF Global Cities Real Estate

Mandatory Disclosures
a. Collective investment schemes are generally medium to long-term investments;
b. The value of participatory interests or the investment may go down as well as up;
c. Past performance is not necessarily a guide to future performance;
d. Collective investment schemes are traded at ruling prices and can engage in borrowing and scrip lending;
e. A schedule of fees and charges and maximum commissions is available on request from the management company;
f. The management company does not provide any guarantee either with respect to the capital or the return of a portfolio;
g. The management company has a right to close the portfolio to new investors in order to manage it more efficiently in accordance with its mandate.

Custodian
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Important information

Nothing in this document should be construed as advice and is therefore not a recommendation to buy or sell shares. An investment in Schroder International Selection Fund ("the "Company") entails risks, which are fully described in the prospectus.Subscriptions for shares of the Company can only be made on the basis of its Minimum Disclosure Document and prospectus, together with the latest audited annual report (and subsequent unaudited semi-annual report, if published), copies of which can be obtained, free of charge, from Schroder Investment Management (Europe) S.A. Exchange rate changes may cause the value of investments to fall as well as rise. Schroders has expressed its own views and opinions in this document and these may change. The information contained herein is believed to be reliable. Schroders will be a data controller in respect of your personaldata. For information on how Schroders might process your personal data, please view our Privacy Policy available at https://www.schroders.com/en-za/za/intermediary/footer/privacy-policy/ or on request should you not have access to this webpage. Where third-party data is referenced, it remains subject to the rights of the respective provider and must not be reproduced or used without prior consent. Issued by Schroder Investment Management (Europe) S.A., 5 Heienhaff, L-1736 Senningerberg, Luxembourg. Registration No B 37.799 and distributed by Schroder Investment Management Ltd registration number: 01893220 (Incorporated in England and Wales) authorised and regulated in the UK by the Financial Conduct Authority and an authorised financial services provider in South Africa FSP No: 48998. This is a Section 65 approved fund under the Collective Investment Schemes Control Act 45, 2002 (CISCA). Boutique Collective Investments (RF) (Pty) Ltd is the South African Representative Office for this fund. Boutique Collective Investments (RF) (Pty) Ltd is registered and approved under the Collective Investment Schemes Control Act (No.45 of 2002).

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 https://www.schroders.com/en/global/individual/all-eu-sites/

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