Schroders

Schroder International Selection Fund Global Cities

Marketing material

A Accumulation USD | Data as at 30.09.2026

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 KID.
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").
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.

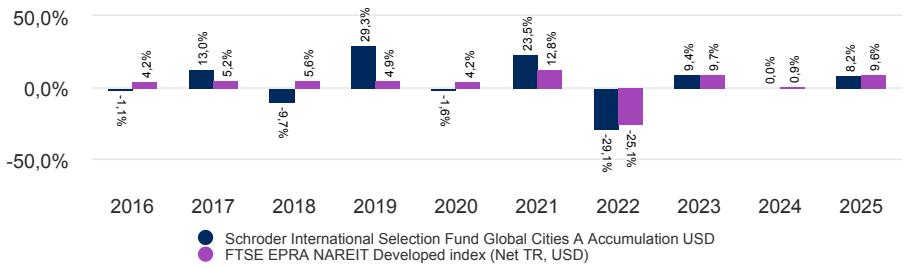
Share class performance (%)

Cumulative performance	1 month	3 months	YTD	1 year	3 years	5 years	10 years
Share class (Net)	-5,0	-6,6	5,5	6,2	30,2	-4,6	34,0
Target	-5,6	-6,1	3,0	2,2	31,3	3,1	29,6

Discrete yearly performance (%)	Sep 16 - Sep 17	Sep 17 - Sep 18	Sep 18 - Sep 19	Sep 19 - Sep 20	Sep 20 - Sep 21	Sep 21 - Sep 22	Sep 22 - Sep 23	Sep 23 - Sep 24	Sep 24 - Sep 25	Sep 25 - Sep 26
Share class (Net)	1,6	2,9	15,6	-6,8	24,7	-27,5	1,1	25,4	-2,2	6,2
Target	5,1	5,6	5,0	4,6	3,3	-22,8	1,6	28,9	-0,3	2,2

Calendar year performance	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Share class (Net)	-1,1	13,0	-9,7	29,3	-1,6	23,5	-29,1	9,4	0,0	8,2
Target	4,2	5,2	5,6	4,9	4,2	12,8	-25,1	9,7	0,9	9,6

Performance over 10 years (%)



Ratings and accreditation

MSCI ESG RATINGS A
CCC B BB BBB A AA AAA

MORNINGSTAR ★★★★

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

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 420,75
Number of holdings	62
Target	FTSE EPRA NAREIT Developed index (Net TR, USD)
Unit NAV	USD 205,1095
Dealing frequency	Daily
Distribution frequency	No Distribution

Fees & expenses

Entry charge up to	5,00%
Ongoing charge	1,85%
Redemption fee	0,00%

Purchase details

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

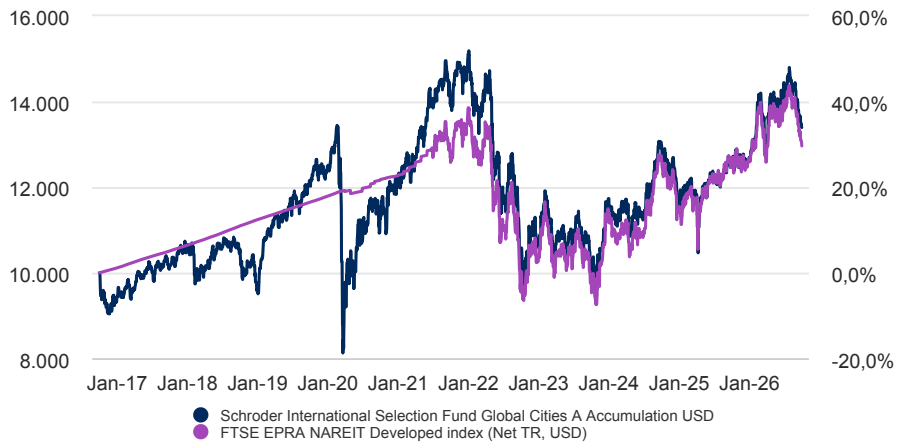
Codes

ISIN	LU0224508324
Bloomberg	SCHGPSA LX
SEDOL	B0D65G5

Schroder International Selection Fund Global Cities

A Accumulation USD | Data as at 30.09.2026

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



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)	15,8	16,1
Dividend Yield (%)	3,5	-
Price to book	1,7	-
Price to earnings	21,6	-

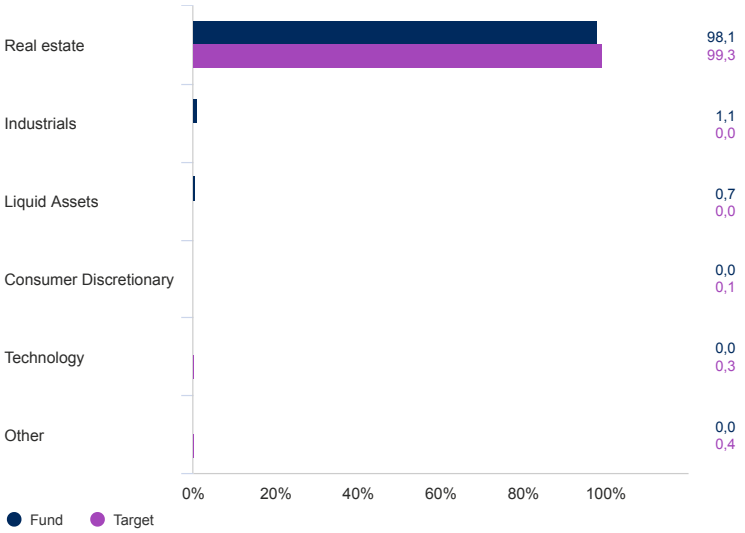
Source: Morningstar, and Schroders for the Predicted tracking error. The above ratios are based on bid to bid price based performance data. These financial ratios refer to the average of the equity holdings contained in the fund's portfolio and in the benchmark (if mentioned) respectively.

Schroder International Selection Fund Global Cities

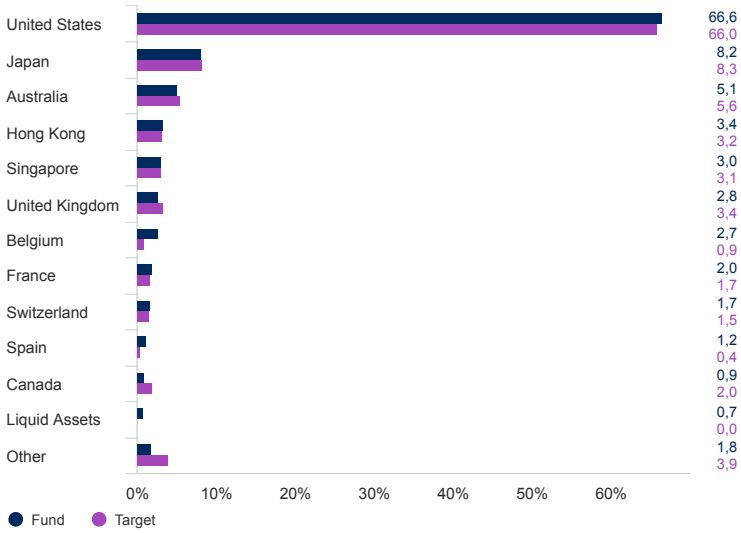
A Accumulation USD | Data as at 30.09.2026

Asset allocation

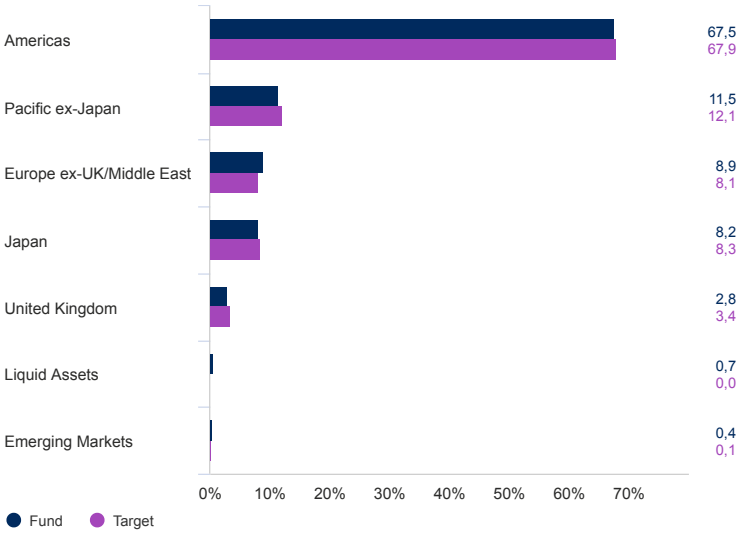
Sector (%)



Geographical breakdown (%)



Region (%)



Top 10 holdings (%)

Holding name	%
Welltower Inc	8,7
Prologis Inc	6,3
Equinix Inc	5,9
Digital Realty Trust Inc	4,8
Simon Property Group Inc	4,0
Realty Income Corp	3,1
Vivmark Residential	3,1
Goodman Group	3,0
Public Storage	2,9
Ventas Inc	2,5

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

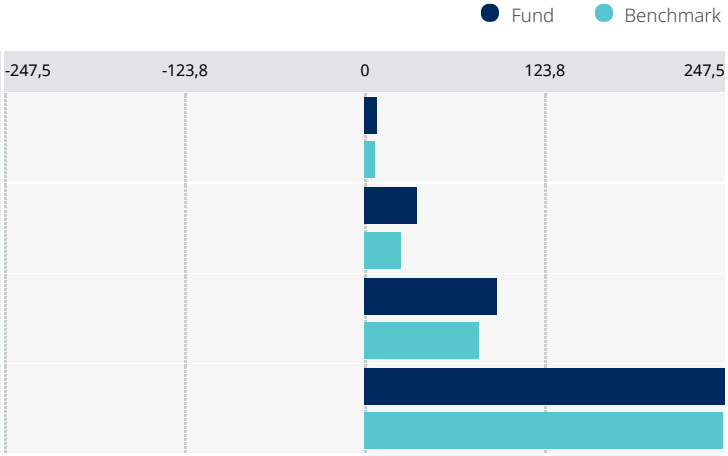
Share class available

	A Accumulation USD	A Accumulation HKD
Distribution frequency	No Distribution	No Distribution
ISIN	LU0224508324	LU2275660517
Bloomberg	SCHGPSA LX	SCCREAH LX
SEDOL	B0D65G5	BM909V8

Climate dashboard

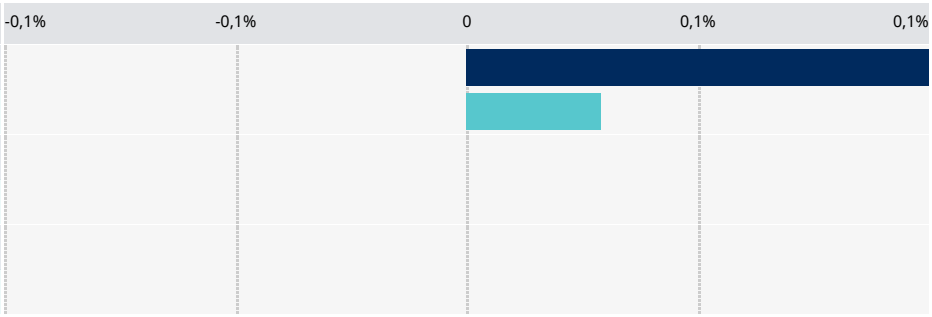
Carbon Metrics

	Value	Coverage*
Carbon Footprint Scope 1&2 Tonnes of CO2e per $mn invested	8,0	98,9%
	7,1	99,1%
Carbon Footprint Scope 3 Tonnes of CO2e per $mn invested	35,3	98,9%
	24,1	99,1%
Wtd. Avg. Carbon Intensity Scope 1&2 Tonnes of CO2e per $mn revenue	90,9	100,0%
	78,8	99,3%
Wtd. Avg. Carbon Intensity Scope 3 Tonnes of CO2e per $mn revenue	247,5	100,0%
	245,6	99,3%



Fossil Fuel Exposures

	Value
Renewables (%) Weighted avg. % revenue exposure	0,1%
	0,0%
Coal (%) Weighted avg. % revenue exposure	0,0%
	0,0%
Tar Sands (%) Weighted avg. % revenue exposure	0,0%
	0,0%



Source: MSCI. The graphs above include the Weighted Average Carbon Intensity (WACI), carbon footprint and energy exposure of the fund and its benchmark, where applicable. WACI and carbon footprint are based on Scope 1, 2 and 3 emissions. WACI measures the carbon-intensity of the portfolio by assessing the ratio of emissions to revenue generated from underlying investee companies. Carbon footprint normalises the total carbon emissions of the portfolio to its market value. When calculating carbon metrics, Schroders will exclude neutral assets (such as cash) and other non-eligible assets. This means that Schroders aggregates company-level GHG emissions based on the portfolio's eligible assets only (which are listed equity and credit holdings, where applicable). The energy exposure metrics are calculated based on the revenue generated from these activities by the underlying investee companies and weighted by the fund's holdings. Fund exposure to 'Coal' represents Thermal Coal mining and reflects investments in companies whose coal-related revenues are below the accepted threshold. Please refer to the fund sustainability disclosures for more details on exclusions. All metrics use reported company data. Where data may not be available, then MSCI may use estimates. Benchmark used is the FTSE EPRA/NAREIT Developed Index (USD).
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Principal Adverse Impacts Measures

The table below shows some of the Principal Adverse Impacts (PAIs) of this fund and its benchmark, where applicable. The PAIs are the indicators referred to below which aim to show the negative effects that investment decisions, made in respect of the fund's portfolio, have on sustainability factors. Sustainability factors are defined in the SFDR as environmental, social and employee matters, respect for human rights, anti-corruption and anti-bribery matters. We also identify the coverage, which refers to the percentage of indicator data available at month-end for the underlying holdings of the fund and the benchmark, where applicable.

Category	Measure	Description	Units	Fund	Benchmark
People	Board Gender Diversity	Average ratio of female to male board members in investee companies	Ratio (%)	35,3% Coverage*: 98,9%	35,7% Coverage*: 99,0%
	Unadjusted gender pay gap	Average unadjusted gender pay gap of investee companies	Ratio (%)	18,1% Coverage*: 96,8%	17,1% Coverage*: 97,7%
	UNGC and OECD principle policies	Share of investment in companies without policies to monitor compliance with UNGC and OECD principles	Ratio (%)	0,0% Coverage*: 98,9%	0,7% Coverage*: 99,2%
	UNGC and OECD principle violators	Share of investments in companies that have been involved in violations of UNGC and OECD principles	Ratio (%)	0,0% Coverage*: 98,9%	0,0% Coverage*: 99,2%
Planet	Total GHG emissions	Scope 1,2 & 3 greenhouse gas emissions	Tonnes of C02e	17.921,5 Coverage*: 98,9%	- Coverage*: -
	Non-renewable energy exposure	Share of non-renewable energy consumption and production	Ratio (%)	71,3% Coverage*: 98,9%	75,0% Coverage*: 99,2%
	Exposure to companies without carbon emissions reduction initiatives	Investing in companies without carbon emission reduction initiatives aligned with the Paris Agreement	Ratio (%)	12,1% Coverage*: 98,9%	15,4% Coverage*: 99,2%
	Energy consumption intensity	Energy consumption in GWh per million EUR of investee companies' revenue	GWh/€mn	0,4 Coverage*: 98,9%	0,5 Coverage*: 99,2%
	Hazardous waste ratio	Hazardous waste by investee companies per million EUR invested	Metric tons/€mn	0,0 Coverage*: 98,9%	0,0 Coverage*: 99,2%
	Exposure to activities negatively affecting biodiversity-sensitive areas	Share of investments in investee companies with operations in or near biodiversity sensitive areas	Ratio (%)	0,0% Coverage*: 98,9%	0,0% Coverage*: 99,2%
	Fossil fuel sector exposure	Share of investment in companies active in the fossil fuel sector	Ratio (%)	0,0% Coverage*: 98,9%	0,0% Coverage*: 99,2%
	Emissions to water	Tonnes of emissions to water generated by investee companies per million EUR invested	Metric tons/€mn	0,0 Coverage*: 0,7%	0,0 Coverage*: 0,1%

Source: MSCI: The aggregation of benchmark level metrics has been calculated by Schroders, not MSCI: Benchmark used is the FTSE EPRA/NAREIT Developed Index (USD).
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For your security, communications may be recorded or monitored.

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

Name Changes
On 21.06.2021 Schroder ISF Global Cities Real Estate changed its name to Schroder ISF Global Cities.

Benchmark/Comparator Change
On 21.06.2021 the FTSE EPRA NAREIT Developed index (Net TR, USD) replaced the US Consumer Price index plus 3%. The full track record of the previous index has been kept and chain linked to the new one

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 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

MSCI ESG Research rating: Produced by MSCI ESG Research as of the "reporting date". MSCI ESG Research LLC's ("MSCI ESG") Fund Metrics and Ratings (the "Information") provide environmental, social and governance data with respect to underlying securities within more than 31,000 multi-asset class mutual funds and ETFs globally. MSCI ESG is a registered investment adviser under the U.S. Investment Advisers Act of 1940. MSCI ESG materials have not been submitted to, nor received approval from, the U.S. Securities and Exchange Commission or any other regulatory body. None of the Information constitutes an offer to buy or sell, or a promotion or recommendation of, any security, financial instrument or product or trading strategy, nor should it be taken as an indication or guarantee of any future performance, analysis, forecast or prediction. The Information should not be used to determine which securities to buy or sell or when to buy or sell them. The Information is provided "as is" and the user of the Information assumes the entire risk of any use it may make or permit to be made of the Information. Information herein is believed to be reliable but Schroders does not warrant its completeness or accuracy. No responsibility can be accepted for errors of fact or opinion whether on MSCI or Schroders' part. Reliance should not be placed on the views and information in the document when taking individual investment and/or strategic decisions. Schroders has expressed its own views in this document and these may change. Please note that onward use of the data contained within this document is subject to applicable MSCI licensing requirements. Please note that if you wish to disclose this data for your own purposes, you will need to agree an appropriate licence with MSCI. For further information, please go to **MSCI ESG Ratings Further Information.**

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Schroders' Proprietary tools,: including SustainEx, may not cover all of the fund's holdings from time to time, in which case Schroders may use a range of alternative methods to assess the relevant holding. In addition, certain types of assets (such as cash and certain equivalent securities) are treated as neutral and are therefore not considered by our proprietary tools. Other types of assets such as equity indices and index derivatives may not be considered by our proprietary tools and in such case would be excluded from a product's sustainability score.
Aggregated SustainEx metric definitions are: Carbon emissions: Environmental and societal cost of carbon emissions (scope 1,2 and 3). Water consumption: Environmental and societal cost of companies' and countries' freshwater withdrawal. Assigned based on reported water usage. Avoided carbon emissions: Environmental and societal benefits of activities and technologies that enable system-wide reductions in carbon emissions, including companies' products and services and country investments in clean energy. Fair pay: Societal benefits or costs of companies over- or under-paying staff relative to local living wages (for regions in which they operate). Alcohol: Societal cost of alcohol consumption (assigned to alcohol producers). Tobacco: Societal cost of smoking (assigned to tobacco producers).

Energy exposure definitions are: Coal exposure: Measures the weight of the portfolio exposed to companies deriving revenue from the mining of thermal coal (including lignite, bituminous, anthracite and steam coal) and its sale to external parties. It excludes: revenue from metallurgical coal; coal mined for internal power generation (e.g. in the case of vertically integrated power producers); intra-company sales of mined thermal coal; and revenue from coal trading. Tar sands exposure: Measures the weight of the portfolio exposed to companies deriving revenue from oil sands extraction for a set of companies that own oil sands reserves and disclose evidence of deriving revenue from oil sands extraction. This factor does not include revenue from non-extraction activities (e.g. exploration, surveying, processing, refining); ownership of oil sands reserves with no associated extraction revenues; revenue from intra-company sales.

*Coverage, which refers to the percentage of indicator data available at month-end for the underlying holdings of the fund and the benchmark, where applicable.

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

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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:
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 latest Key Information Document (the "KID") 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. An investment concerns the acquisition of shares in the Company, and not the underlying assets. The Company is a Luxembourg-based Société d'Investissement à Capital Variable (SICAV), established for an unlimited period and coordinated with regard to the European regulations and meets the criteria for Undertakings for Collective Investment in Transferable Securities (UCITS). The KIDs are available in Bulgarian, Czech, Danish, Dutch, English, French, Finnish, German, Greek, Hungarian, Icelandic, Latvian, Lithuanian, Norwegian, Polish, Portuguese, Romanian, Slovakian, Spanish and Swedish, and the prospectus are available in English, Flemish, French, German, Spanish, free of charge at www.eifs.lu/schroders. The availability of KIDs in the aforementioned languages is subject to the registration of the fund in the respective jurisdiction. For Luxembourg, these documents may be obtained in English, free of charge, from the following link: www.eifs.lu/schroders.

Schroders may decide to cease the distribution of any fund(s) in any EEA country at any time but we will publish our intention to do so on our website, in line with applicable regulatory requirements.

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/
Any reference to regions/ countries/ sectors/ stocks/ securities is for illustrative purposes only and not a recommendation to buy or sell any financial instruments or adopt a specific investment strategy.

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