

**Product Identifier (LEI)** 549300JLXRW6F0TAF386

**Sustainability label**



**Manager Name** Schroder Unit Trusts Limited

Sustainability labels help investors find products that have a specific sustainability goal.

**Date** 17 June 2026

This fund uses the Sustainability Focus label, which is for funds that invest mainly in assets that focus on sustainability for people or the planet.

## Sustainability Goal

### What is the fund's sustainability objective?

The Fund's sustainability objective is to invest in sustainable real estate companies that own assets in global cities. Sustainable real estate companies contribute to an urban environment that provides a good quality of life for residents while minimising costs to the planet and using resources efficiently. Companies can demonstrate this by prioritising initiatives such as renewable energy; energy efficiency; greenhouse gas (GHG) emissions reduction; effective water management; waste minimisation; and responsible tenant and community engagement; setting sustainability targets; and managing their business in a sustainable way.

### Is the fund achieving or progressing towards its sustainability objective?

As at 31 December 2025, the Fund was meeting its sustainability objective. The Fund held 98.80% of its portfolio in assets that the investment manager has classified as sustainable.

### Could the sustainability objective have a material effect on financial returns or risks?

The Fund's sustainability criteria may limit its exposure to some investments. Any limitation on what the Fund can invest in potentially also limits financial returns and/or increases financial risks. To try to manage sustainability risks, the investment decision making process for the Fund includes the consideration of these risks alongside other factors.

### Could the Fund's investments lead to material negative outcomes for the environment and/or society?

Although the Fund aims to select companies that help contribute to an urban environment that provides a good quality of life for residents while minimising costs to the planet and using resources efficiently, such companies will still produce some negative outcomes for the environment and society in other areas. For example, over-development of the urban environment could lead to over-crowding/higher than desirable urban population densities.

## Sustainability Approach

### What is the fund's sustainable investment policy and strategy, and what type of assets does it select?

The Fund is actively managed and invests at least 90% of its assets in equity and equity related securities of sustainable real estate companies worldwide which generate the majority of their earnings from real estate investment related activities and own assets in global cities. These are cities that have positive characteristics such as economic strength; strong transport infrastructure; high quality educational institutions; and an innovative business community, based on the investment manager's assessment.

Sustainable real estate companies contribute to an urban environment that provides a good quality of life for residents while minimising costs to the planet and using resources efficiently. A company can demonstrate its contribution to the development of these environments through meeting or exceeding the threshold for the 'Green Star' designation issued by GRESB<sup>1</sup>, which is achieved by scoring at least 50% on both the performance and management components of the GRESB scorecard (the "Scorecard"). The Scorecard assesses a real estate company across the following factors:

- **Performance** - *Energy* (includes total energy consumption and renewable energy generated); *GHG emissions* (includes total GHG emissions); *Water* (includes water consumption and reuse or recycling of water); *Waste* (includes total waste generation); *Tenant and community wellbeing* (includes tenant engagement programmes; community engagement programmes; and tenant health and wellbeing measures); *Building certification* (includes green building certifications at the time of design, construction or renovation; current green building certifications; and current energy efficiency certifications); *Sustainability risk management* (includes

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performance of environment/social risk assessments; technical building assessments for energy/ water/ waste; and energy/ water/ waste efficiency measures implemented); *Sustainability data* (includes confirmation of whether data on GHG emissions, water and waste has been independently verified); and *Sustainability targets* (includes long-term sustainability improvement targets and GHG reduction targets).

- **Management - Leadership** (includes public commitments to ESG leadership standards, ESG personnel and accountability); *Policies* (includes policies on specific ESG issues); *Reporting* (includes disclosures of ESG-related actions, performance, and incident monitoring); *Risk management* (includes ESG-specific risk management systems, policies and procedures); and *Stakeholder engagement* (includes employee, supplier and contractor ESG-related initiatives and monitoring).

Where the Scorecard does not provide a fair reflection of a company's sustainability, or where GRESB has not assessed a company, the investment manager can refer it to Schroders' Sustainable Investment Panel, an independent panel of experts. The Panel reviews additional robust evidence provided by the investment manager to determine whether, if such evidence was available within the Scorecard, the company would achieve a score of at least 50% on both components. This could be relevant where the Scorecard does not capture a relevant area of contribution – such as where the investment manager believes that a smaller company has strong sustainability credentials, but it does not submit data to GRESB due to resource constraints and therefore is not scored.

Please see *"What is the investment manager's approach to sustainability?"* in the prospectus for more details.

### What else might the fund invest in?

The Fund may also hold other assets that are not aligned with the sustainability objective for liquidity or risk management purposes. These may include assets that are treated as neutral for sustainability purposes such as cash and money market instruments, and derivatives used with the aim of reducing risk or managing the Fund more efficiently. No investment will be held if there would be a conflict with the Fund's sustainability objective. As the Fund aims to invest in companies that are classified as contributing to an urban environment that provides a good quality of life for residents while minimising costs to the planet and using resources efficiently, the investment manager defines conflicting assets as companies which produce a disproportionately negative environmental or social effect on such urban environments. The investment manager also applies restrictions on investing in companies with direct exposure above a certain level to specific harmful activities and sectors. Please see *"What will the investment manager avoid investing in?"* in the prospectus for more details.

### What is the fund's approach to stewardship?

The investment manager engages with selected companies held by the Fund to support the achievement of the Fund's sustainability objective. This means working with companies, where appropriate, to enhance their sustainability credentials, as defined and assessed by the Scorecard. The investment manager may also escalate engagement, such as through using voting rights to try to effect positive change on sustainability matters. Please see *"How does the investment manager engage with the investments it holds to support their contribution to the Fund's sustainability objective?"* in the prospectus for more details.

## Sustainability Metrics

Key Performance Indicator (KPI)	Value
Percentage of investments that are sustainable (as determined by the Scorecard* and the Sustainable Investment Panel)	98.80% <sup>2</sup>
Investments that are classified as sustainable based on Sustainable Investment Panel review	38.00% <sup>2**</sup>

\*The Scorecard is provided by GRESB, an independent accreditation body that evaluates sustainability within the real estate sector. GRESB may choose to update or modify its methodology from year to year, potentially impacting comparability across reporting periods. Please see *"What Key Performance Indicators (KPIs) does the investment manager use to assess whether the fund is meeting its sustainability objective?"* in the prospectus for full details.

\*\* This figure is higher than anticipated on account of recent market conditions providing fewer investment opportunities in companies reporting via the GRESB framework. We are reviewing the Fund's sustainability criteria accordingly.

## More Information

You can find more information on the Fund, including links to the prospectus; KIID; costs and charges information; and the product and manager level sustainability reports (once available) on the Fund's webpage, accessed via <https://www.schroders.com/en-gb/uk/individual/fund-centre/>.

For more information on the sustainability disclosure and labeling regime, please visit: <https://www.fca.org.uk/firms/climate-change-and-sustainable-finance/sustainability-disclosure-and-labelling-regime>.

This document provides you with information about the sustainability features of this fund. It is not marketing material and does not constitute or form part of any offer or invitation to buy or sell any security including any shares in the fund. The information is required by law to help you understand the nature and the risks of investing in this fund. You are advised to read it so you can make an informed decision about whether to invest. 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. 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.

<sup>2</sup> As at 31.12.2025