

We've written this fund factsheet assuming you have some experience of investing. This means that although we have tried to write as much as possible in plain language, we may have used certain words or phrases that might not be familiar to you, particularly if you are new to investing. Its purpose is to help you understand how the fund is invested and performing. You should not use it on its own for making investment decisions. It is not an offer to buy or sell any investments or shares. If there's something you don't understand, please contact your adviser. If you don't have an adviser, please call us, we can help you find one near you.



Sterling Schroder Global Cities Real Estate 2

September 2022

Sterling fund information

(as at 31/08/2022)

Launch date	06/08/2007
Single price	239.30p
Fund size (£m)	12.4 (as at 31/08/2022)
ABI Sector	Property Other
Fund Charges*	0.97%
SEDOL	B1WTKR8
SEDOL codes © London Stock Exchange, reproduced under license	
Mex ID	ADSGPS
ISIN code	GB00B1WTKR86
Crown rating	

The Zurich fund invests in Schroder Global Cities Real Estate

Information for Schroder Global Cities Real Estate

(as at 31/08/2022)

Launch date	07/12/2005
Fund size (£m)	1625.5 (as at 31/08/2022)
SEDOL	BDD2DQ0
SEDOL codes © London Stock Exchange, reproduced under license	
Fund management company	Schroder UT Managers
Fund manager's Square Mile Rating	-
Crown rating	

Top holdings

(as at 31/07/2022)**

PROLOGIS INC	6.14%
WELLTOWER INC.	5.18%
EQUINIX INC	5.03%
EXTRA SPACE STORAGE INC	3.87%
REXFORD INDUSTRIAL REALTY INC	3.82%
PUBLIC STORAGE	3.74%
UDR INC	3.63%
INVITATION HOMES INC	2.92%
SUN COMMUNITIES INC	2.84%
FEDERAL REALTY OP LP	2.75%

Fund objective

The Schroder Global Cities Real Estate fund (the underlying 'Fund') aims to provide income and capital growth in excess of inflation (as measured by the UK Consumer Price Index) plus 3% (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. This cannot be guaranteed and your capital is at risk.

The fund is actively managed and invests at least 70% of its assets in equities of real estate companies worldwide. The fund may invest in real estate investment trusts. The fund may also invest in collective investment schemes (including Schroder funds) that invest in equities of real estate companies, warrants and money market instruments, and may hold cash. The fund may use derivatives with the aim of achieving investment gains, reducing risk or managing the fund more efficiently. The use of derivative instruments may include but is not limited to taking long or short exposures to interest rates and foreign exchange currency contracts.

Fund features

This fund invests in assets which have the potential to produce superior longer term returns. Over some periods of time there can be significant falls, as well as rises, in the value of your investment.

Asset split 1 (as at 31/07/2022)**

Real Estate	92.6%	
Money Market	2.4%	
Industrials	2.0%	
Information Technology	1.9%	
Communications	1.0%	

Asset split 2 (as at 31/07/2022)**

USA	62.7%	
Japan	10.4%	
UK	5.2%	
Hong Kong	3.0%	
Canada	2.8%	
Australia	2.5%	
Belgium	2.5%	
Money Market	2.4%	
Germany	2.2%	
Others	6.5%	

* This figure includes the charges and expenses that are deducted from the fund and are reflected in the unit price. Other charges which reduce the number of units you hold may apply. For further information please refer to your product Terms and Conditions.

** Sterling sources its funds data from Financial Express. The date shown reflects the last available regional, sector and asset breakdown data provided by the fund's administrator to Financial Express. The timeliness of this data is affected by the speed and regularity of their publication by the fund administrator.

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Things you need to know

We've based this information on our current understanding of law and practice. We make every effort to ensure that this information is helpful, accurate and correct but it may change or may not apply to your personal circumstances. Before taking any action you should always check with an appropriate adviser, as we cannot accept responsibility for any action taken on the basis of this information alone.

All funds carry some risk and you should consider these risks before making an investment decision. The value of investments and any income from them is not guaranteed and can fall as well as rise and will be reduced in real terms by the effects of inflation. The main factors which may increase the risk of this fund include:

- the amount held in overseas assets,
- any concentration in specific areas or sectors,
- the amount invested in property or property shares,
- the use of derivatives and other instruments with the aim of generating outperformance.

Other charges which reduce the number of units you hold may apply. For further information please refer to your product Terms and Conditions.

For a more detailed explanation and other useful information about investments, please refer to our guide - "Making investments clearer - a guide for you", which can be found at www.zurich.co.uk.

Cumulative fund performance (as at 31/08/2022)

	6 mths	1 year	3 years	5 years	10 years
% growth	-1.20%	-3.35%	6.36%	30.05%	108.27%

Discrete fund performance (as at 30/06/2022)

	30/06/2017 - 30/06/2018	30/06/2018 - 30/06/2019	30/06/2019 - 30/06/2020	30/06/2020 - 30/06/2021	30/06/2021 - 30/06/2022
% growth	5.55%	11.05%	-1.75%	13.16%	-2.64%

Annualised fund performance (as at 31/08/2022)

3 year	2.08%
5 year	5.40%
10 year	7.61%

3 year statistical fund data (as at 31/08/2022)

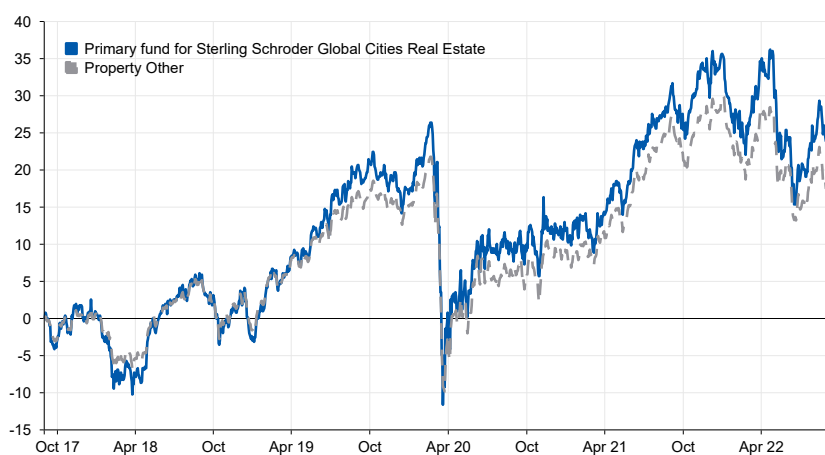
Monthly volatility	4.02%
Best 3 month return	9.95%
Worst 3 month return	-13.52%

Discrete performance of ABI primary fund* (as at 31/08/2022)

	31/08/2017 - 31/08/2018	31/08/2018 - 31/08/2019	31/08/2019 - 31/08/2020	31/08/2020 - 31/08/2021	31/08/2021 - 31/08/2022
% growth	4.92%	14.45%	-9.02%	18.56%	-4.41%
Sector Average	4.62%	11.37%	-9.22%	18.78%	-6.52%
Quartile	3	1	3	3	3
Rank	22/36	7/36	23/36	20/36	22/36

* This data shows the performance of the primary unit series for the fund. The primary unit series is the series of the fund that applies to most customers.

Performance of ABI primary fund (over 5 years to 31/08/2022)



31/08/2017 - 31/08/2022 Powered by data from FE

Source: Financial Express as at 31/08/2022. You shouldn't use past performance as a suggestion of future performance. It shouldn't be the main or sole reason for making an investment decision. The value of investments and any income from them can fall as well as rise and will be reduced in real terms by the effects of inflation. You may not get back the amount you invested. HM Revenue and Customs (HMRC) practice and law are complex. Tax concessions are not guaranteed, their value will depend on individual circumstances and may change in the future.

Fund performance data is based on a single price basis and doesn't take into account fees and expenses which are specific to individual plans. Details are available on request.



Sterling is a trading name of Zurich Assurance Ltd. Registered in England and Wales under company number 02456671.

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We may record or monitor calls to improve our service.