

Factsheet

SPW Multi-Manager Global Real Estate Securities Fund B Acc

Schroders
personalwealth

managed by
Scottish Widows Schroder
Personal Wealth (ACD)
Limited

ISIN
GB00B14RFZ35

Asset Class
Multi-Manager

NAV
1.91 GBP

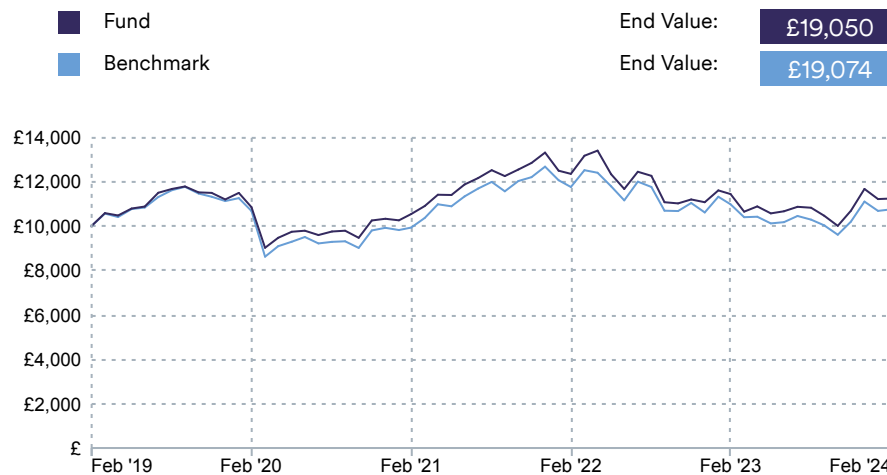
Fund Size
GBP 540.08 m

As at
29 Feb 2024

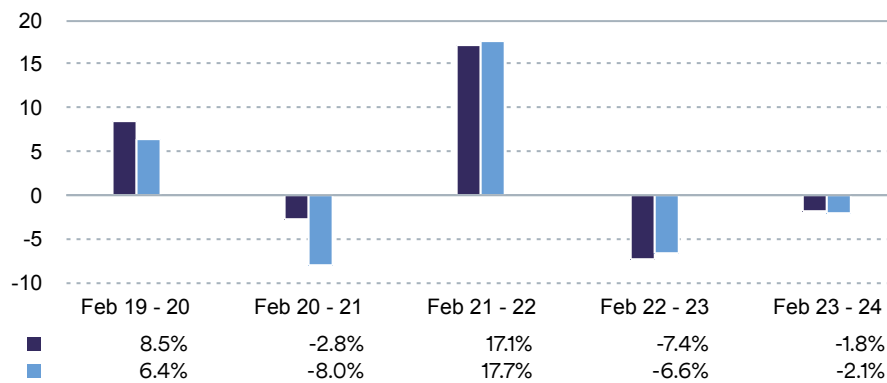
Objective: The Fund aims to provide income and capital growth in excess of the MSCI World Investable Market Core Real Estate (Net Total Return) index* (after fees have been deducted) over five to seven years by investing in property securities worldwide.

For details on the fund's investment policy and key risks, please refer to the Key Investor Information Document (KIID) and Prospectus found at www.spw.com/fund-info.

Growth of £10,000



Performance



Returns (Cumulative)	1 Month	3 Months	1 Year	3 Years	5 Years
SPW Multi-Manager Global Real Estate Securities Fund B Acc	0.2%	5.1%	-1.8%	6.6%	12.4%
Benchmark	0.6%	5.4%	-2.1%	7.6%	5.3%

Risk Measurement (SRRI)



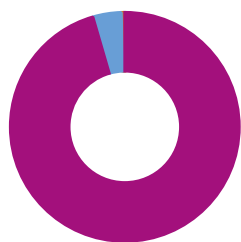
The fund is ranked at 6 because, based on historical data, it would have experienced high levels of volatility over the past five years. The value of your investment and any income from it is not guaranteed and can go up and down depending on investment performance.

Fund Facts

Adviser Company	Schroder Investment Management Limited
Adviser Since	22/11/2019
Base Currency	Pound Sterling
Fund Launch Date	01/06/2006
Shareclass Inception Date	11/12/2013
Benchmark Name	MSCI World IMI Core Real Estate NR GBP
Entry Charge	None
Exit Charge	None
Ongoing Charge	1.09%
Yield	2.80%
Distribution Frequency	Quarterly
Name of sub-adviser	Percentage of fund managed
Cohen & Steers	42.0%
Russell Investment Management	9.0%
RREEF America LLC	46.0%
The above weightings are as at February 2024.	

*Prior to 12 March 2021, the benchmark was FTSE EPRA NAREIT Global TR GBP. From 12 March 2021 to 30 June 2021, the benchmark was FTSE EPRA NAREIT Developed TR GBP.

Asset Allocation



Asset Class	Fund (%)
Equity	95.5
Cash	4.0
Other	0.5
Total	100.0

"Other" includes derivatives on things like commodities, commodity funds. The asset allocation data shown on this page, including the equity regional and equity sector breakdowns, is based on a look through basis (incorporating the holdings of each underlying fund).

Equity Breakdown by Sector

Sector	Fund (%)
Industrial REITs	16.5
Retail REITs	15.6
Data Center REITs	9.4
Diversified REITs	8.4
Multi-Family Residential REITs	7.9
Health Care REITs	7.8
Real Estate Operating Companies	6.6
Self-Storage REITs	6.2
Single-Family Residential REITs	6.0
Diversified Real Estate Activities	5.9
Office REITs	3.4
Other Specialized REITs	2.5
Hotel & Resort REITs	2.0
Real Estate Development	1.1
Telecom Tower REITs	0.4
Integrated Telecommunication Services	0.3
Real Estate Services	0.1
Casinos and Gaming	0.0
Total	100.0

Top 10 Exposures

Prologis Inc	6.5%
Equinix Inc	4.9%
Welltower Inc	4.4%
Simon Property Group Inc	3.5%
Digital Realty Trust Inc	3.5%
Dj Us Real Estate Mar24	2.9%
Invitation Homes Inc	2.6%
Public Storage	2.4%
Iron Mountain Inc	2.3%
Goodman Group	2.1%

Equity Regional Breakdown

Country	Fund (%)
US	62.4
Japan	11.1
Asiadev	7.1
Euro Zone	6.6
Australia	5.8
United Kingdom	4.5
Europe Excluding	1.9
Others	0.5
Total	100.0

Important information

This document is provided for the purpose of information only. This factsheet is intended for individuals who are familiar with investment terminology. Please contact your financial adviser if you need an explanation of the terms used. This material should not be relied upon as sufficient information to support an investment decision. The portfolio data on this factsheet is updated on a quarterly basis.

Glossary

Accumulation Share Class - A share class that automatically reinvests its income back into the fund. This can include dividends from shares or interest from bonds.

ACD (Authorised Corporate Director) - An ACD is the organisation responsible for carrying out the management functions of an Investment Company with Variable Capital (ICVC). This includes fund oversight, valuations and dealing, fund accounting and administration.

Asset Allocation - An investment strategy that apportions different weightings to asset classes seeking diversification and balancing risk and reward.

Base Currency - The accounting currency of the fund and the one in which its performance is quoted, and financial reports are prepared.

Benchmark - A standard (usually an index) that reflects a fund's investable universe against which its performance is measured.

Derivative - A financial asset, the price and performance of which is based on (derived from) the value of a reference investment.

Distribution Policy - The frequency at which income is distributed from the fund.

Entry Charge - An upfront cost paid when investing money in a fund that is deducted from the initial investment.

Equity - A share in the ownership of a company that is usually (but not necessarily) listed on a stock exchange.

Exit Charge - A fee charged to investors when they sell their shares in a fund.

Fixed Income (Securities) - Securities such as bonds from which the holder receives a predetermined rate interest pattern on the par value, (the initial amount

lent by the investor).

Historical Yield - The fund's total income payments over the previous 12 months expressed as a percentage of the fund's price as at the last month end.

Income Shares - A share class that pays out any income received from the underlying securities. This can include dividends from shares and interest from bonds.

Investment Objective - The fund's investment goal as stated in the prospectus.

Key Investor Information Document (KIID) - A two-page document that sets out key information about a fund, including the fund's investment objective and policy, key risks, ongoing charges figure, and past performance.

Multi-Manager - A multi-manager fund offers investors access to a range of manager styles and skills. This can mean investing in a range of different funds, or hiring a range of investment managers to invest the assets of a fund on the ACD's behalf.

Net Asset Value (NAV) - The value that would be achieved if all the fund's assets were sold and all income owed had been received, and once all its debts and other obligations were paid off.

Ongoing Charges Figure (OCF) - The OCF represents the total fee that an investor pays to cover the running costs of a fund. The OCF is shown as a percentage of a fund's average net asset value over the preceding twelve months. It comprises an annual management charge (AMC) and other operating costs. The AMC is levied by the ACD and is used to pay the investment manager and investment advisers. Other operating costs paid for by the fund which include depositary fees, custodian fees, transfer agency costs, audit costs

and regulatory fees. The OCF does not include trading costs such as stamp duty and broker commissions.

Relative Return - The return an asset achieved over a specified period, when compared to a benchmark. This measure is expressed as a percentage of over or underperformance..

Returns (Cumulative) - Total return of an investment over a stated period of time as a flat percentage. .

Share Class - A fund can have different share classes. These classes can vary by the type of investor they are designed for, and whether they accumulate or distribute income. Share classes will typically have different ongoing charges figures.

Synthetic Risk & Reward Indicator (SRRI) - A scale designed to help investors understand the potential risk and return characteristics of a fund. It is calculated using a defined formula based on the how variable its historical returns have been. The SRRI is presented as a numerical value on a scale of 1 to 7 with 1 representing the lowest relative risk and 7 the highest relative risk.

Sub-Advisers - A specialist investment manager hired by the adviser to manage a proportion of the fund. This approach seeks to select the most suitable investment managers, with a range of complementary investment styles, to achieve the objectives of the fund. It seeks to diversify risk and optimise returns by providing access to a wide spectrum of managers - some of which may not normally be available to individual investors.

Yield - The annual dividend or income on an investment expressed as a percentage of the purchase price.

Other Information

The views, opinions and forecasts expressed in this document are those of the fund manager. Investment markets and conditions can change rapidly and as such the views expressed should not be taken as statement of fact, nor should reliance be placed on these views when making investment decisions. Scottish Widows Schroder Personal Wealth (ACD) Limited 25 Gresham Street London EC2V 7HN

Not all products have access to this fund, please refer to the relevant product literature. Full terms and conditions are available on request from us using the contact details provided. Charges, terms and the selection of funds we make available may change. Information on the general and specific risks associated with investing in this fund is available in the relevant fund guide, or KIID where applicable. We may change the investment approach rating for the fund. All information is sourced from Scottish Widows Schroder Personal Wealth (ACD) Limited or the relevant fund management group unless otherwise stated.

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