

**Schroder GblCitiesRealEst Z Inc**
**Fund Information**
**Sector**

IA Property Other

**Manager's Name**

 Hugo Machin  
Tom Walker

**Date Manager Appointed**

Aug 2014

**Launch Date**

Apr 2007

**Fund Size(£m)**

£973.59

**Yield\*** (See page2)

1.06 %

**XD Dates**

Sep 23

**Last Distribution**

23/09/19 (XD Date)

20/11/19 (Pay Date)

0.91(Distribution)

**OCF**

0.92 %

**Morningstar Analyst Rating**

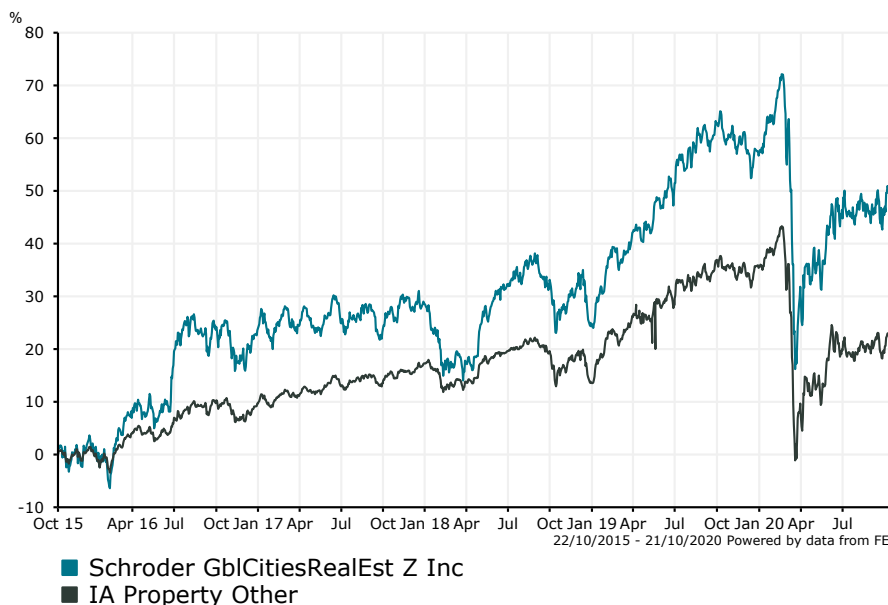
N/A

**FE Crown Rating**

**Fund Aim**

The fund aims to provide income and capital growth in excess of inflation (as measured by UK Consumer Price Index) plus 3% per annum (after fees have been deducted) over a 3 to 5 year period by investing in equities of real estate companies worldwide. This cannot be guaranteed and your capital is at risk. The fund is actively managed and invests at least 80% of its assets in equities of real estate companies worldwide which generate the majority of their earnings from real estate investment related activities. The Fund may invest in real estate investment trusts. The fund seeks exposure to companies that invest in cities that the investment manager believes will exhibit continued economic growth, supported by factors such as strong infrastructure and supportive planning regimes. 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 reducing risk and to manage the fund more efficiently.

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**Performance**

**Discrete Performance - 12 months to 31/12/19**

	2019	2018	2017	2016	2015
Fund	26.06	-3.44	4.17	19.86	5.11
Stock Sector Average	19.21	-3.17	6.93	8.19	5.46

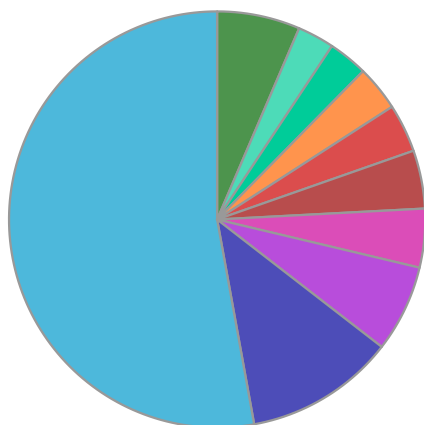
**Cumulative Performance to 30/09/20**

	1 Yr	2 Yrs	3 Yrs	4 Yrs	5 Yrs
Fund	-10.58	10.27	18.03	17.60	50.04
Stock Sector Average	-12.77	-0.12	5.01	8.67	21.86

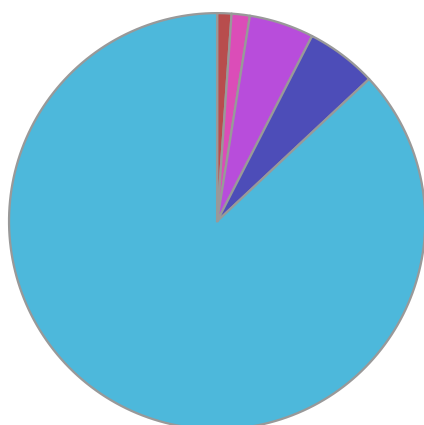
**Performance Analysis - Annualised 3 years**

	Growth Rate %	Volatility	Alpha	Beta	Sharpe
Fund	5.68	14.87	4.02	1.09	0.15
Stock Sector Average	1.64	12.89	0.00	1.00	0.00

## Fund Composition



	(%)
USA	52.85
Japan	11.67
China	6.76
UK	4.56
Germany	4.52
Belgium	3.75
Australia	3.52
Hong Kong	3.06
Canada	2.86
Others	6.45



	(%)
Real Estate	86.97
Industrials	5.49
Information Technology	5.02
Communications	1.41
Money Market	1.11

## Largest Holdings

Holdings	(%)
PROLOGIS INC	4.46
CAMDEN PROPERTY TRUST SBI USD0.01	3.60
ALEXANDRIA REAL ESTATE EQUITIES INC	3.38
DEUTSCHE WOHNEN SE	3.32
TERRENO REALTY CORP	2.98

Holdings	(%)
VICI PPTYS INC	2.89
HEALTHPEAK PROPERTIES INC	2.75
REXFORD INDUSTRIAL REALTY INC	2.74
GLP J-REIT	2.43
CUBESMART	2.31

\* Data supplied by fund managers regarding fixed interests funds may not specify yield type. As the provision of redemption yield is an FCA regulatory requirement Novia assumes these are used.

## Important Information

Performance details and yields are as at 30/09/2020. Performance figures are inclusive of net reinvested income. Source: FE. This document is designed only for professional investors and experienced advisers. The value of investments and the income gained may fluctuate. Investors may not get back the full amount invested. Past performance is not a guide to the future.