Schroder International Selection Fund Global Property Securities

C Accumulation Share Class

Fund Launch Date
31 October 2005

Total Fund Size (Million)
USD 781.6

Share Price End of Month (USD)
151.22

Total number of holdings
57

Benchmark
FTSE EPRA NAREIT Developed Index

Fund Manager
Jim Rehlaender & Al Otero (EII)

Managed fund since
31 October 2005

Historic Yield
0.94 %

Essential Statistics over 3 years

	Fund	Benchmark
Annual Volatility (%)	20.3	18.1
Alpha (%)	-4.1	---
Beta	1.0	---
Information Ratio	-0.6	---
Sharpe Ratio	0.6	0.9
Predicted Tracking Error (%)	2.1	---

The above ratios are based on bid to bid price based performance data over the last 3 years.

Financial Ratios

	Fund	Benchmark
P/Book Value	1.7	1.6
P/E Ratio	28.8	27.4
Predicted P/E Ratio	25.6	27.9
ROE (%)	8.0	7.2
Dividend Yield (%)	2.6	3.1
3 Year Earnings Growth (%)	30.6	29.9

These financial ratios refer to the average of the equity holdings contained in the fund's portfolio and in the benchmark (if mentioned) respectively.

Investment Objective and Policy

To provide a total return primarily through investment in equity securities of property companies worldwide.

Risk Considerations

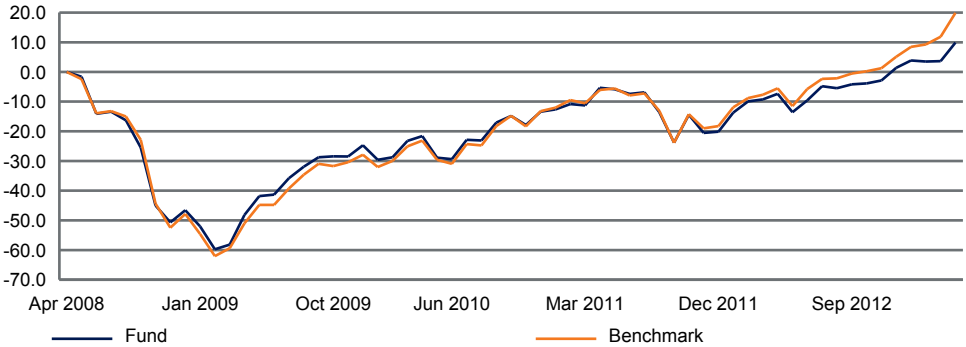
Investments in equities are subject to market risk and, potentially, to currency exchange rate risk. This fund may use financial derivative instruments as a part of the investment process. This may increase the fund's price volatility by amplifying market events.

Performance Analysis

Performance (%)	1 month	3 months	6 months	YTD	1 year	3 years	5 years	Since Launch
Fund	**6.0**	**5.8**	**14.4**	**8.4**	**18.7**	**40.3**	**9.9**	**51.2**
Benchmark	7.2	10.5	19.6	14.0	26.9	56.0	19.9	71.8

Discrete Yearly Performance (%)	Q1/2012 - Q1/2013	Q1/2011 - Q1/2012	Q1/2010 - Q1/2011	Q1/2009 - Q1/2010	Q1/2008 - Q1/2009
Fund	**14.3**	**2.2**	**15.6**	**83.5**	**-56.5**
Benchmark	21.3	3.2	19.3	84.5	-56.8

Performance over 5 years (%)



Past performance is not a reliable indicator of future results, prices of shares and the income from them may fall as well as rise and investors may not get back the amount originally invested.

All fund performance data are on a NAV to NAV basis, net income reinvested. Data is not available for the time periods with no % growth stated. In case a share class is created after the fund's launch date, a simulated past performance is used, based upon the performance of an existing share class within the fund, taking into account the difference in the Total Expense Ratio and including the impact of any performance fees 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.

Source: Schroders

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S&P CAPITAL IQ Gold FUND GRADING

MORNINGSTAR ★★★★★ MORNINGSTAR obsr Bronze

S&P Fund Management Ratings are sourced from S&P.
Morningstar Ratings are sourced from Morningstar.

Holdings Analysis

Top 10 Holdings	Sector	% NAV
1. Simon Property Group	Financials	5.3
2. Mitsui Fudosan	Financials	4.2
3. Equity Residential	Financials	3.7
4. ProLogis	Financials	3.6
5. Mitsubishi Estate	Financials	3.2
6. Health Care Reit	Financials	3.1
7. RioCan REIT	Financials	2.8
8. Ventas	Financials	2.8
9. Essex Property Trust	Financials	2.8
10. Daiwa House Industry	Financials	2.7
	Total	34.2

Overweights and underweights data are based on fund's exposure to holdings grouped by name.

Overweights	(%)
Daiwa House Industry	2.7
AEON Mall	2.4
Essex Property Trust	2.2
Taubman Centers	2.2
RioCan REIT	2.1

Underweights	(%)
Westfield Group	-2.2
Health Care Property Investors	-2.1
Vornado Realty Trust	-1.3
Sumitomo Realty & Development	-1.3
Wharf Holdings	-1.2

Market Cap Split	(%)
<500 Million	0.1
>=500<1000 Million	0.0
>=1000<2000 Million	2.1
>=2000<5000 Million	16.6
>=5000 Million	81.2
Unclassified	0.0

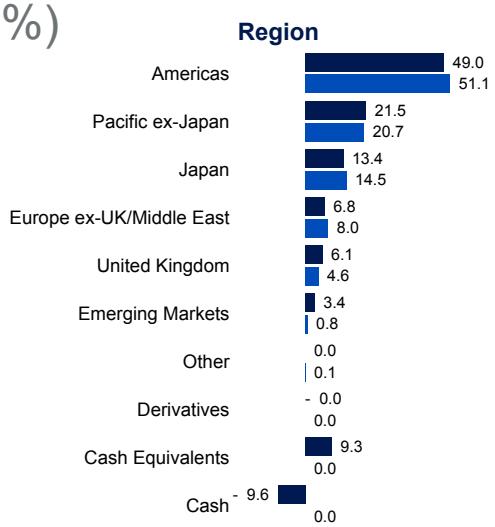
Asset Allocation (%)

Fund

Benchmark

The commitment linked to the equity index futures contracts, if present, is deducted from cash. The negative cash figure, if present, is linked to subscriptions of securities which are due to settle in the future. The exposure is temporary and just related to the settlement timing of these transactions.

Source: Schroders



Information

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For your security, all telephone calls are recorded.

	Accumulation	Distribution
SEDOL	B0D65N2	B0MJXR2
Bloomberg	SCHGPSC:LX	SCHGPDC:LX
Reuters	LU0224508670.LUF	LU0232938208.LUF
ISIN	LU0224508670	LU0232938208
Fund Base Currency	USD	
Dealing Frequency	Daily (13:00 CET)	
Maximum Initial Fee	1.00 % of gross investment amount	
Annual Management Fee	1.00 %	
Minimum Investment Amount	EUR 500 000 or USD 500 000 or their near equivalent in any other freely convertible currency. The minimum subscription amount may be waived at the Directors' discretion.	

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