

## Schroder Real Return CPI Plus 5% Fund Professional Class

### Product Disclosure Statement Issued: 1 October 2020

#### Issuer and responsible entity

##### Contact details

Schroder Investment Management  
Australia Limited  
(ABN 22 000 443 274)  
(AFSL No. 226 473)

##### Registered office

Level 20, Angel Place  
123 Pitt Street  
Sydney NSW 2000

##### Schroders unit registry

C/o Link Market Services  
PO Box 3721  
Rhodes NSW 2138

##### Website

[www.schroders.com.au](http://www.schroders.com.au)

##### Email

[info.au@schroders.com](mailto:info.au@schroders.com)

##### Client services telephone

(+61) 1300 136 471

##### General enquiries telephone

(+612) 9210 9200



#### Important information

This Product Disclosure Statement (**PDS**) is a summary of significant information relating to the Professional Class of units in the Schroder Real Return CPI Plus 5% Fund (the **Fund**) (ARSN 132 446 103, APIR SCH0039AU) (and in this PDS, unless the context requires otherwise, references to "Fund" are to be read as references to the Professional Class of units in the Fund). This PDS is issued by Schroder Investment Management Australia Limited ABN 22 000 443 274 (**Schroders, we, our, us**) as responsible entity for the Fund. References to "Schroders Group" are to Schroders plc and its subsidiaries. No other fund, trust or class of units is offered in this PDS. Within this document there are also a number of references to additional, important information which is contained in the 'Additional Information to the PDS' booklet (which forms part of this PDS). You should consider all of this information before making a decision to invest in the Fund. You can download a copy of the PDS and the 'Additional Information to the PDS' from Schroders' website at [www.schroders.com.au](http://www.schroders.com.au) or request a copy free of charge by calling us on (+61) 1300 136 471.

No Schroders Group company, other than us, makes any statement or representation in this document. The information contained in this PDS is general information only and does not take into account your objectives, financial situation or needs. Before acting on the information contained in this PDS you should consider the appropriateness of the information in this PDS having regard to your objectives, financial situation and needs. You should seek financial advice tailored to your objectives, financial situation and needs before making an investment decision.

An investment in the Fund is subject to investment and other risks, including possible delays in payment and loss of income and capital invested. Investments in the Fund are not deposits with or other liabilities of the Responsible Entity or any of its related bodies corporate, affiliates, associates or officers. Neither the Fund, Schroders, nor any of its related bodies corporate or associates, guarantees in any way the performance of the Fund, repayment of the capital from the Fund, any particular return from, or any increase in the value of the Fund.

The offer in this PDS is available only to persons receiving this PDS (electronically or otherwise) in Australia or New Zealand and does not constitute an offer or recommendation in any jurisdiction, or to any person to whom it would be unlawful to make such an offer.

#### Up to date information

The information in this PDS is up-to-date at the time of preparation. Certain information in this PDS is subject to change from time to time. Where it is deemed not materially adverse such updated information will be published on our website [www.schroders.com.au](http://www.schroders.com.au). A paper copy of any updated information will be given, or an electronic copy made available to you, without charge upon request by contacting Schroders. Where a change is considered materially adverse, we will issue a replacement PDS.

# Contents

1. About Schroders
2. How the Schroder Real Return CPI Plus 5% Fund works
3. Benefits of investing in the Schroder Real Return CPI Plus 5% Fund
4. Risks of managed investment schemes
5. How we invest your money
6. Fees and costs
7. How managed investment schemes are taxed
8. How to apply
9. Other information

## 1. About Schroders

Schroders is the responsible entity for the Fund and the issuer of this PDS. As responsible entity, Schroders is responsible for selecting and managing the assets and overseeing the operations of the Fund. This responsibility includes establishing, implementing and monitoring the Fund's investment objective.

Schroders offers a range of investment products and is part of the Schroders Group. The Schroders Group is one of the largest independent investment managers providing investment management services from offices in 35 locations across Europe, the Americas, Asia, the Middle East and Africa. While many financial institutions try to provide all things to their clients, we specialise in just one – pure investment management.

In Australia, Schroders is a wholly owned subsidiary of Schroders plc, a publicly listed UK company with origins in banking and finance dating back over 200 years. Financial services has been a core business for Schroders in Australia since 1961. For further information, please visit our website [www.schroders.com.au](http://www.schroders.com.au).

### Why Schroders?

- Organisational stability from a strong balance sheet, low levels of debt and majority family and staff ownership
- Independence and exclusive focus on asset management aligns our interests with our clients
- Size and experience of investment teams both locally and globally
- Commitment to in-house research
- Global perspective
- Disciplined and robust investment process.

## 2. How the Schroder Real Return CPI Plus 5% Fund works

### Pooled investment

The Fund is a registered managed investment scheme. When you invest your money in the Fund, we pool your money together with other investors' money. This pool is used to buy investments that are managed on behalf of all investors in the Fund.

### Units in the Fund

We divide the total value of the assets held in the Fund into units and calculate prices for each unit based on the value of the underlying assets in the relevant class. Each unit carries equal beneficial interest in the Fund as a whole but does not give an investor an interest in any particular assets of the Fund. We also maintain a record of the number of units acquired. You can increase your units by reinvesting distributions or making an additional investment, or decrease your units by making a withdrawal.

Generally, unit prices are calculated each Business Day for the preceding Business Day in Sydney. The unit price will change as the market value of assets in the Fund rises or falls. Entry prices are generally higher than exit prices due to the costs of buying and selling the underlying assets in the Fund. The cost associated with buying and selling the underlying assets is called the buy-sell spread. The unit price also reflects the impact of fees charged for investing in the Fund.

Details relating to the Fund's net asset value (**NAV**) and units on issue are available at [www.schroders.com.au](http://www.schroders.com.au).

### Minimum investment amounts

The minimum initial investment amount is \$500,000 and the minimum additional investment amount is \$50,000.

### How to withdraw

Unitholders may request to withdraw some or all of their investment in the Fund by sending written notification or completing a withdrawal form that can be downloaded from [www.schroders.com.au](http://www.schroders.com.au).

The minimum withdrawal amount is \$50,000, unless the withdrawal relates to all the units held by that unitholder. Withdrawals are subject to cut-off times which are detailed in section 1.4 of the 'Additional Information to the PDS'.

Where payment instructions are not to a pre-nominated account, failure to provide the original withdrawal instruction to Schroders may cause delays in processing the instruction. Schroders does not accept instructions to pay a third party and will not initiate payments to accounts with non-Australian Authorised Deposit-taking Institutions (**ADIs**) unless otherwise agreed by Schroders.

In some circumstances, such as a freeze on withdrawals, unitholders may not be able to withdraw their funds within the usual withdrawal periods.

✓ You should read the important information on how to invest in and withdraw from the Fund before making a decision. Go to sections 1.3 to 1.6 of the 'Additional Information to the PDS' which you can access on Schroders' website at [www.schroders.com.au](http://www.schroders.com.au) or request a copy free of charge by calling Schroders on (+61) 1300 136 471.

The material about how to invest in and withdraw from the Fund may change between the time when you read this PDS and the day when you acquire the product.

## Distributions

Distributions are normally determined half yearly (in December and June) by Schroders. Cash distributions are calculated at the end of the distribution period as determined by the responsible entity in accordance with its distribution policy and the Fund's Constitution divided by the number of units on issue. All taxable income will be attributed to unitholders each year in accordance with the applicable tax laws. A unitholder can elect to have their distributions:

- reinvested in units. There is no buy/sell spread associated with reinvestment of distributions; or
- paid to the unitholder's pre-nominated bank account with an Australian ADI or a non-Australian ADI as agreed by Schroders.

## Indirect investors

Schroders authorises the use of this PDS by clients or prospective clients of operators of platforms such as Investor Directed Portfolio Services (**IDPS**), nominee or custody services or IDPS-like services provided through a registered managed investment scheme.

This PDS may be used to give the relevant platform operator a direction to invest in the Fund. In doing so, clients of the platform operator become indirect investors in the Fund. This is because they are not unitholders in the Fund, but the platform operator can exercise rights, or decline to exercise rights, such as attend and vote at unitholders' meetings, on behalf of indirect investors.

Certain provisions of the Fund's Constitution (such as provisions relating to the rights of unitholders, applications for units and withdrawals and meetings of unitholders) are not relevant to indirect investors. Indirect investors should ignore certain information in this PDS that is relevant only for direct investors, for example:

- **Applications/Withdrawals:** The offer document from your platform operator will outline the procedure for your investment in, or withdrawal of units from, the Fund.
- **Cooling-off period:** Cooling-off rights applicable to direct investors in the Fund do not apply to clients of the platform operator. You should contact the platform operator to determine what cooling-off rights you may have.
- **Distributions:** Distributions you receive as an investor through a platform may differ from those referred to in this PDS.

- **Fees and expenses:** The fees and charges that may apply may differ from those referred to in this PDS.
- **Taxation:** The taxation implications for indirect investors depend upon the nature of the platform. If you are uncertain as to the taxation consequences of your investment in the Fund you should seek independent taxation advice.

Indirect investors should also read this PDS together with any disclosure documentation from their platform operator. Schroders will promptly notify the relevant platform operator that is investing in the Fund when this PDS is amended. If you are investing through a platform operator, enquiries and complaints relating to the Fund may be directed to Schroders rather than the platform operator.

## 3. Benefits of investing in the Schroder Real Return CPI Plus 5% Fund

### Significant features

The Fund is a multi-asset objective based strategy that specifically selects investments which align with the Fund's performance objective of achieving real returns above Australian inflation over rolling 3 year periods. Investments are managed with the intention of minimising the chance of losing money while also achieving a real return relative to inflation. The Fund may also use derivatives and active currency management to help achieve this investment objective.

### Significant benefits

The benefits of investing in the Fund include:

- **The benefits of diversification:** By investing across a broad range of asset classes the Fund can take advantage of opportunities wherever they arise.
- **Active asset allocation:** The Fund's asset allocation approach is active and relatively unconstrained – this means it has sufficient flexibility to adapt to changing markets.
- **Protection from the market:** Our approach is aimed at protecting investors from bearing the full brunt of falls in markets.
- **Focus on real returns:** Developed in Australia for Australian clients, the Fund aims to deliver a 5% return above Australian inflation (before fees), over rolling 3 year periods, without taking undue risk, so that the journey to achieving this objective is a relatively stable one.
- **Expertise:** Investors will benefit from the experience and expertise of Schroders' dedicated multi-asset investment team. We manage the Fund locally, drawing on the insights and experience of our dedicated local and global teams.

✓ You should read the important information about the significant features of the Fund before making a decision. Go to section 1 of the 'Additional Information to the PDS' which you can access on Schroders' website at [www.schroders.com.au](http://www.schroders.com.au) or request a copy free of charge by calling Schroders on (+61) 1300 136 471.

The material about the significant features of the Fund may change between the time when you read this PDS and the day when you acquire the product.

## 4. Risks of managed investment schemes

The nature of investment markets is such that all investments carry a degree of risk that will vary depending on the assets that make up the strategy. Assets with the highest long-term return expectations may also carry the highest level of short-term risk.

The value of your investment and the returns from your investment will vary over time. Future returns may differ from past returns, the level of returns on investments will vary and returns are not guaranteed. This means you may lose some of the value of your investment. There is also a risk that laws affecting registered managed investment schemes may change in the future.

The level of risk you are willing to expose your investments to will vary depending on a range of factors including your age, your investment timeframe, your other investments and your risk tolerance.

The significant factors that may affect the performance or value of your investment include, but are not limited to:

- **Market risk:** includes the risk of the Fund experiencing volatility and negative returns arising from factors that affect investment markets as a whole, which can include, amongst other things, geopolitical events, social unrest, technological changes, regulation, economic and environmental impacts.
- **Equities risk:** includes the risk that changes in security prices will negatively impact on the value of investments.
- **Interest rate risk:** includes the risk of adverse changes in security prices as a result of interest rate movements. The Fund is exposed to both Australian and global interest rate risk.
- **Credit risk:** includes the risk of an issuing entity defaulting on its obligation to pay interest and principal when due.
- **Entity risk:** includes the risk of a change occurring that has an adverse impact on the profitability, growth prospects or other features of an entity in which the Fund has invested.
- **International investments risk:** includes the risk that international political, economic or currency events negatively affect the value of investments.

- **Emerging Markets/Frontier Markets risk:** includes the risk of significantly higher price volatility, less liquidity and greater political risk than in developed markets.
- **Currency risk:** includes the risk that foreign currency fluctuations may negatively affect the value of investments. Currency hedging may be used to manage some of this risk.
- **Derivatives risk (including over-the-counter derivatives risk):** includes the risk that a counterparty defaults or losses are magnified through investing in derivative contracts.
- **Pricing risk:** includes the risk that the valuation of an asset may not accurately reflect its true value or what could be realised in an orderly sale of that asset.
- **Liquidity risk:** includes the risk that assets may not be converted to cash in a timely manner. In such circumstances, in addition to the potential loss that the Fund may suffer if required to sell assets, the generally acceptable timeframe for satisfying withdrawal requests may not be able to be met.
- **Counterparty risk:** includes the risk that counterparties fail to meet their contractual obligations.
- **Regulatory and legal risk:** includes the risk that governments or regulators may pass laws, create policy, or implement regulation that affects a fund.
- **Conflicts of interest risk:** the risk that Schroders (or one of its agents or service providers) will be subject to competing interests that may cause it not to act in the best interests of unitholders.
- **Cyber security risk:** the risk of loss resulting from unauthorised access to Schroders' digital systems, networks or devices or those of its service providers.
- **Fund risk:** includes the risk of changes to the investment team, fees and costs and the termination of a fund.

✓ You should read the important information about the significant risks of investing in the Fund, including further information about investment risks, before making a decision. Go to section 2 of the 'Additional Information to the PDS' which you can access on Schroders' website at [www.schroders.com.au](http://www.schroders.com.au) or request a copy free of charge by calling Schroders on (+61) 1300 136 471.

The material about the significant risks of investing in the Fund may change between the time when you read this PDS and the day when you acquire the product.

## 5. How we invest your money

### Warning

You should consider the likely investment return, the investment risk and your investment timeframe when considering whether to invest in the Fund.

<b>Fund description</b>	Schroder Real Return CPI Plus 5% Fund is an objective based multi-asset investment strategy. Unlike the traditional multi-asset investment approach which constructs investment portfolios around relatively static asset allocations, the Fund uses a dynamic approach to asset allocation to take full advantage of the opportunities presented in the market. The diverse nature of the Fund's investment universe and broad investment ranges ensures that it has the flexibility to effectively and efficiently allocate to and select those assets that in combination target the greatest probability of achieving the Fund's investment objective in all market environments. The Fund may also use derivatives and active currency management as part of the overall investment strategy. This is further enhanced by the incorporation of a multi-pronged risk management framework designed to identify, understand and mitigate any inherent downside risk within the Fund. The resulting portfolio is diversified across a broad array of risk premia, assets and securities, which is intended to leave it well placed to achieve its objective.								
<b>Investment return objective</b>	To achieve a return of CPI plus 5% p.a. before fees over rolling 3 year periods while minimising the incidence and size of negative returns in doing so. CPI is defined as the RBA's Trimmed Mean, as published by the Australian Bureau of Statistics.								
<b>Suitability and risk level</b>	For investors who seek moderate to high returns over the medium to long term and are prepared to accept some volatility in returns including negative returns over the short term. For more information about the Fund's risk level, please refer to the section 'About a Fund's risk level' in the 'Additional Information to the PDS' booklet.								
<b>Minimum suggested holding period</b>	At least 3 years. Please note this is a guide only, not a recommendation.								
<b>Asset classes and investment ranges</b>	<p>The Fund may invest across a broad array of asset classes within the major categories of growth, diversifying and defensive assets. The Fund may also use derivatives and active currency management. The permitted asset allocation ranges are set out below:</p> <table border="1"> <thead> <tr> <th>Asset classes</th> <th>Investment ranges</th> </tr> </thead> <tbody> <tr> <td><i>Growth assets</i>, typically shares and property securities, offer potentially the highest return but also the highest volatility.</td> <td>0% – 75%</td> </tr> <tr> <td><i>Diversifying assets</i>, typically higher yielding debt and alternatives, offer higher potential returns usually with an income generating focus which assist in diversifying the portfolio's sources of return.</td> <td>0% – 75%</td> </tr> <tr> <td><i>Defensive assets</i>, typically investment grade debt securities and cash and cash equivalents, are relatively secure with lower volatility.</td> <td>0% – 100%</td> </tr> </tbody> </table>	Asset classes	Investment ranges	<i>Growth assets</i> , typically shares and property securities, offer potentially the highest return but also the highest volatility.	0% – 75%	<i>Diversifying assets</i> , typically higher yielding debt and alternatives, offer higher potential returns usually with an income generating focus which assist in diversifying the portfolio's sources of return.	0% – 75%	<i>Defensive assets</i> , typically investment grade debt securities and cash and cash equivalents, are relatively secure with lower volatility.	0% – 100%
Asset classes	Investment ranges								
<i>Growth assets</i> , typically shares and property securities, offer potentially the highest return but also the highest volatility.	0% – 75%								
<i>Diversifying assets</i> , typically higher yielding debt and alternatives, offer higher potential returns usually with an income generating focus which assist in diversifying the portfolio's sources of return.	0% – 75%								
<i>Defensive assets</i> , typically investment grade debt securities and cash and cash equivalents, are relatively secure with lower volatility.	0% – 100%								
<b>Labour standards and environmental, social and ethical considerations</b>	<p>The Fund is managed with reference to environmental, social and governance (<b>ESG</b>) factors. This means the impact and risk around issues such as climate change, environmental performance, labour standards or corporate governance are considered in the assessment and implementation of investments. Schroders applies an ESG integrated approach to investing and engages with companies held by the Fund to challenge identified areas of weakness in ESG performance. More information can be found in our ESG Policy which is published on our website <a href="http://www.schroders.com.au">www.schroders.com.au</a>.</p> <p>For further information about our approach to labour standards and environmental, social and ethical considerations when investing, please refer to the section 'Labour standards and environmental, social and ethical considerations' in the 'Additional Information to the PDS' booklet.</p>								
<b>Changes to the Fund</b>	In order to meet the Fund's investment objectives, asset classes and investment ranges may be changed from time to time. We will give unitholders written notice of any material variation which we believe they would not have reasonably expected.								

## 6. Fees and costs

### Did you know?

Small differences in both investment performance and fees and costs can have a substantial impact on your long-term returns. For example, total annual fees and costs of 2% of your investment balance rather than 1% could reduce your final return by up to 20% over a 30 year period (for example, reduce it from \$100,000 to \$80,000). You should consider whether features such as superior investment performance or the provision of better member services justify higher fees and costs. You may be able to negotiate to pay lower fees. Ask the Fund or your financial adviser.

### To find out more

If you would like to find out more, or see the impact of the fees based on your own circumstances, the **Australian Securities and Investments Commission (ASIC) MoneySmart** website ([www.moneysmart.gov.au](http://www.moneysmart.gov.au)) has a managed funds fee calculator to help you check out different fee options.

Schroders has elected to apply the fees and costs disclosure requirements in ASIC Corporations (Disclosure of Fees and Costs) Instrument 2019/1070 to this PDS.

#### Fees and costs summary

The table below shows the fees and other costs that you may be charged for investing in the Schroder Real Return CPI Plus 5% Fund – Professional Class. These fees and costs may be paid directly from your account or deducted from investment returns. The information in the table can be used to compare the costs between different simple managed investment schemes.

Schroder Real Return CPI Plus 5% Fund – Professional Class		
Type of fee or cost*	Amount	How and when paid
<b>Ongoing annual fees and costs**</b>		
<b>Management fees and costs</b> The fees and costs of managing your investment <sup>1</sup>	Estimated to be 0.60% p.a. of the Net Asset Value (NAV) of the Fund, comprised of: 1. A management fee of 0.60% p.a. of the NAV of the Fund***. 2. Estimated indirect costs of 0% p.a. of the NAV of the Fund. 3. Estimated expense recoveries of 0% p.a. of the NAV of the Fund.	1. The management fee is calculated and accrued daily and generally paid monthly in arrears out of the assets of the Fund within 10 Business Days after the end of the month. 2. Indirect costs are generally deducted from the assets of the Fund as and when incurred. 3. Expense recoveries are generally deducted from the assets of the Fund as and when incurred.
<b>Performance fees</b> Amounts deducted from your investment in relation to the performance of the product	Estimated to be 0.01% p.a. of the NAV of the Fund, comprised of: 1. A performance fee of 0% p.a. of the NAV of the Fund****. 2. Estimated interposed vehicle performance fees of 0.01% p.a. of the NAV of the Fund*****.	1. Not applicable 2. Performance fees charged by interposed vehicles are generally deducted from the assets of the interposed vehicle as and when incurred.
<b>Transaction costs</b> The costs incurred by the scheme when buying or selling assets	Estimated to be 0% p.a. of the NAV of the Fund. <sup>2</sup>	Transaction costs generally arise when the value of the assets of the Fund are affected by the day-to-day trading of the Fund, and are deducted from the assets of the Fund as and when incurred.
<b>Member activity related fees and costs (fees for services or when your money moves in or out of the scheme)</b>		
<b>Establishment fees</b> The fee to open your investment	Nil	Not applicable
<b>Contribution fee<sup>1</sup></b> The fee on each amount contributed to your investment	Nil	Not applicable
<b>Buy-sell spread</b> An amount deducted from your investment representing costs incurred in transactions by the scheme	Estimated in the range of 0.15% to 0.25% of the application amount on application and 0.15% to 0.25% of the withdrawal amount on withdrawal. <sup>3</sup>	The buy-sell spread is deducted from the application amount received from, or the withdrawal amount to be paid to, applicants and withdrawing unitholders respectively at the time of the relevant application or withdrawal.
<b>Withdrawal fee<sup>1</sup></b> The fee on each amount you take out of your investment	Nil	Not applicable
<b>Exit fee<sup>1</sup></b> The fee to close your investment	Nil	Not applicable
<b>Switching fee</b> The fee for changing investment options	Nil	Not applicable

\*Unless otherwise stated, all fees and costs are quoted inclusive of GST and net of any input tax credits (ITCs) or reduced input tax credits (RITCs) that are expected to be available to the Fund, and are shown without any other adjustment in relation to any tax deduction available to the responsible entity.

\*\*All estimates of fees in this section are based on information available as at the date of this PDS and reflects Schroders' reasonable estimates of the typical ongoing amounts for the current financial year. All costs reflect the actual amount incurred for the last financial year and may include Schroders' reasonable estimates where Schroders was unable to determine the exact amount or information was not available at the date of this PDS.

\*\*\*For certain wholesale clients (as defined in the Corporations Act), Schroders may, at its discretion and in accordance with ASIC Policy and the Corporations Act, negotiate, rebate or waive all or part of Schroders' management fee. Please refer to section 3, 'More detailed information about fees and costs' in the 'Additional Information to the PDS' for further details.

\*\*\*\*The estimated performance fee is based on the average of actual performance fees incurred by the Fund over the past 5 financial years. Although entitled to do so under the Constitution, Schroders does not currently charge a performance fee for the Fund and has not done so in the past 5 financial years. Please refer to section 3, 'More detailed information about fees and costs' in the 'Additional Information to the PDS' for more information.

\*\*\*\*\*Schroders does not currently charge a performance fee in respect of the Fund, but the Fund invests in interposed vehicles that may charge performance fees. Schroders' reasonable estimate of these interposed vehicle performance fees is based on (as applicable): (i) the average fee incurred for the previous five financial years; or (ii) if the interposed vehicle was not in operation for the past five financial years, the average fee incurred for all of the financial years in which the interposed vehicle was in operation; or (iii) if the interposed vehicle was first offered in the current financial year, Schroders' reasonable estimate of the fee for the current financial year adjusted to reflect a 12-month period. Past performance is not a reliable indicator of future performance and the performance fee will be based on the performance of the interposed vehicles over the relevant period. Please refer to section 3, 'More detailed information about fees and costs' in the 'Additional Information to the PDS' for further details.

<sup>1</sup>This fee includes an amount payable to an adviser. Please refer to section 3, 'More detailed information about fees and costs' in the 'Additional Information to the PDS' for further details.

<sup>2</sup>The transaction costs disclosed in this fees and costs summary are shown net of any recovery received by the Fund from the buy/sell spread charged to transacting unitholders. Please refer to section 3, 'More detailed information about fees and costs' in the 'Additional Information to the PDS' for further details.

<sup>3</sup>As at the date of this PDS the buy-sell spread is 0.20% on applications and 0.20% on withdrawals. In estimating the buy-sell spread, Schroders has assumed that the applications or withdrawals are made during normal market conditions, as in times of stressed or dislocated market conditions (which are not possible for Schroders to predict) the buy-sell spread may increase significantly and it is not possible to reasonably estimate the buy-sell spread that may be applied in such situations. Please refer to section 3, 'More detailed information about fees and costs' in the 'Additional Information to the PDS' for further details.

### Example of annual fees and costs for the Fund

This table gives an example of how the ongoing annual fees and costs for the Fund can affect your investment over a 1-year period. You should use this table to compare this product with other products offered by managed investment schemes.

Example – Schroder Real Return CPI Plus 5% Fund		
Balance of \$500,000 with a contribution of \$50,000 during year		
Contribution fees	Nil	For every additional \$50,000 you put in, you will be charged \$0.
<b>PLUS</b> Management fees and costs <sup>2</sup> comprising: Management fee <sup>3</sup> to Schroders Indirect costs Expense recoveries	<b>0.60% p.a.</b> 0.60% p.a. 0% p.a. 0% p.a.	<b>And</b> , for every \$500,000 you have in the Fund you will be charged or have deducted from your investment \$3,000 each year.
<b>PLUS</b> Performance fees <sup>4</sup>	0.01% p.a	<b>And</b> , you will be charged or have deducted from your investment \$50 in performance fees each year.
<b>PLUS</b> Transaction costs <sup>2</sup>	0% p.a.	<b>And</b> , you will be charged or have deducted from your investment \$0 in transaction costs.
<b>EQUALS</b> Cost of Fund		If you had an investment of \$500,000 at the beginning of the year and you put in an additional \$50,000 during that year you would be charged fees and costs in the range of <b>\$3,050</b> . <sup>1,5</sup> <b>What it costs you will depend on the fees you negotiate</b>

<sup>1</sup>Additional fees may apply. A buy-sell spread may apply to investments into and withdrawals from the Fund, which is not taken into account in this example. Please refer to section 3, 'More detailed information about fees and costs' in the 'Additional Information to the PDS' for further details.

<sup>2</sup>Please refer to footnote \*\* in the Fees and costs summary above.

<sup>3</sup>Please refer to footnote \*\*\* in the Fees and costs summary above.

<sup>4</sup>This example assumes that the Fund will incur performance fees of 0.01% p.a. of the NAV of the Fund, based on our reasonable estimate of the performance fee. Please refer to footnote \*\*\*\* and footnote \*\*\*\*\* in the Fees and costs summary above.

<sup>5</sup>This amount excludes fees for any additional contributions that may be made during the year. Please note that the minimum initial investment for the Fund is \$500,000, and the minimum additional investment is \$50,000. We have assumed that the \$50,000 contribution is made at the end of the year and that the value of the investment is constant. This example is therefore calculated using the \$500,000 balance only. Please note that this is just an example. In practice, actual investment balances will vary daily and the actual fees and costs charged are based on the value of the Fund, which also fluctuates daily.

### Additional explanation of fees and costs

#### Maximum fees

The maximum fees that Schroders is entitled to charge are set out in the Constitution.

The maximum management fee for the Fund under the Constitution is 5.13% (inclusive of GST and less any RITCs) per annum of the NAV of the Fund. The current management fee is 0.60% (inclusive of GST and less any RITCs) per annum of the NAV of the Fund.

Schroders is entitled to charge a performance fee for the Fund under the Constitution of up to 33.80% (inclusive of GST and less any RITCs) of daily performance above the benchmark for the Fund determined by Schroders. There is currently no performance fee for the Fund.

Further information on the other maximum fees that Schroders is entitled to charge under the Constitution is set out in the section 3 of the "Additional information to the PDS".

#### ASIC fee calculator

To calculate the effect of fees and costs on your account balance, you can use the calculator provided by ASIC at [www.moneysmart.gov.au](http://www.moneysmart.gov.au).

### Fee changes

Unless otherwise agreed, Schroders may change the amount of any fees in this PDS (including increasing fees up to the maximum set out in the Constitution) without your consent. Any fees disclosed in this PDS will not be increased without providing at least 30 days' advance notice to you.

- ✓ You should read the important information about fees and costs before making a decision. Go to section 3 of the 'Additional Information to the PDS', which you can access on Schroders' website at [www.schroders.com.au](http://www.schroders.com.au) or request a copy free of charge by calling Schroders on (+61) 1300 136 471. The material relating to more detailed information about fees and costs may change between the time when you read this PDS and the day when you acquire the product.

#### Warning

If you consult a financial adviser, you may also pay an additional fee that will be set out in the Statement of Advice between you and the financial adviser.

## 7. How managed investment schemes are taxed

### Warning

Investing in a registered managed investment scheme is likely to have tax consequences and unitholders are strongly advised to seek professional tax advice.

Registered managed investment schemes do not pay tax on behalf of unitholders. Unitholders are assessed for tax on any income and capital gains generated by the Fund.

Unitholders should obtain independent professional tax advice about their individual circumstances as the taxation implications of investing in the Fund will vary depending on their individual circumstances.

✓ You should read the important information about 'How managed investment schemes are taxed' before making a decision. Go to section 4 of the 'Additional Information to the PDS', which you can access on Schroders' website at [www.schroders.com.au](http://www.schroders.com.au) or request a copy free of charge by calling Schroders on (+61) 1300 136 471.

The material relating to more detailed information about how managed investment schemes are taxed may change between the time when you read this PDS and the day when you acquire the product.

## 8. How to apply

You can invest in the Fund by completing an application form and returning it to us together with the application money (in hard copy or, if available for your investor type, using the on-line application form). By signing the form you are confirming that you have received and read this PDS.

You may make additional investments in the Fund by providing either a current application form or written notice accompanied by payment made using the payment options set out in this PDS (including BPAY®). The application process, including cut-off times, are detailed in section 1.3 of the 'Additional Information to the PDS'. Where a valid application instruction is received and accepted by the cut-off time on a Dealing Day, units will be allocated at the unit price calculated for that Dealing Day. Where cleared funds are not received, units will not be allocated and the investor may be liable for reasonable administrative and associated costs incurred and any tax payable. For additional applications received by BPAY, we will issue units when the money is received from your nominated financial institution. This means units may not be issued on the day of your BPAY instruction if there are delays in receiving the application money.

®Registered to BPAY Pty Ltd ABN 69 079 137 518

### Payment options

Please refer to the payment options as set out in the 'Additional Information to the PDS'. Payments in excess of \$5 million should be made via Real Time Gross Settlement (RTGS) to avoid delays.

### Cooling off

A 14-day cooling-off period applies to investments made directly by retail clients (as defined in the Corporations Act) in the Fund. Your cooling-off period will begin when your transaction confirmation is received by you or on the 5th Business Day after units are issued (whichever is earlier) and will end on the 14th day after that date. The confirmation statement you receive on the initial application will state the date on which the units were issued. During this 14-day period, you may cancel your initial investment by sending an authorised instruction to Schroders. Your initial investment will then be repaid after adjustments are made for changes in the value of the investment, reasonable administrative and transaction costs incurred by the Fund and any tax payable. The cooling-off period will end if and when you make an additional investment during the 14-day period.

### Dealing with complaints

Schroders has procedures in place for dealing with complaints. Unitholders with enquiries should contact Schroders. Notification of any complaint should be made in writing addressed to:

**Client Services Manager**  
**Schroder Investment Management Australia Limited**  
**GPO Box 5059**  
**Sydney NSW 2001**

We will seek to acknowledge receipt of your complaint in writing as soon as reasonably practicable and in any event within 14 days from receipt, and address your complaint within 45 days. If Schroders has not addressed your complaint, or if you are not satisfied, you can refer your complaint to the independent complaints resolution body, the Australian Financial Complaints Authority (AFCA). Claims determined by AFCA are subject to maximum limits on the total value of the remedy that can be awarded. Please see the terms of reference for AFCA found at [www.afca.org.au](http://www.afca.org.au). If your complaint remains unresolved you may contact AFCA at [info@afca.org.au](mailto:info@afca.org.au) or 1800 931 678. AFCA is not available to New Zealand unitholders. If you are a New Zealand unitholder, please see the "Warning Statement for New Zealand investors" in the 'Additional Information to the PDS' for further details on how you may complain. AFCA is only available to retail clients.

## 9. Other information

Certain information in this PDS may change from time to time. Where we indicate to you that we will give notice of such changes, or where the updated information includes no materially adverse information, we will publish the updated information on our website at [www.schroders.com.au](http://www.schroders.com.au). A copy of the updated information will be available free of charge upon request by contacting Schroders. Where a change is considered materially adverse, we will issue a replacement PDS.