

**SCHRODER**  
Global Property Securities (UT)

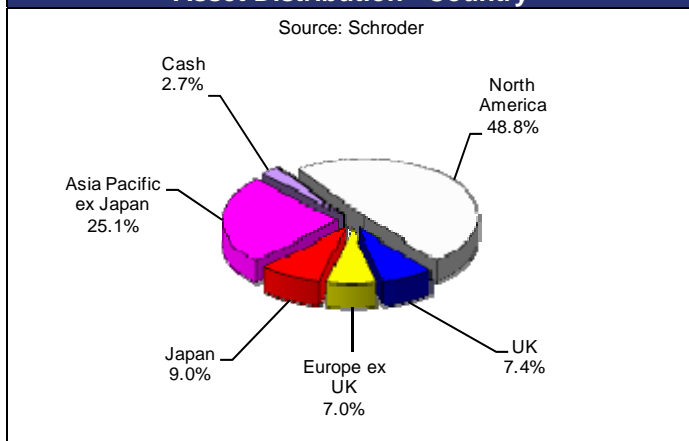
**OBSR Fund Rating**  
**A / Bronze**



**Key Information**

<b>Launch Date</b>	9 December 2005	
<b>Fund Size</b>	£550.3m	
<b>Type of Units Available</b>	Income & Accumulation	
<b>Distribution Date</b>	20 November	
<b>Historic Yield</b>	0.60%	
<b>ISA</b>	Yes	
<b>ISA Transfer</b>	Yes	
<b>Standard Fund Management Charges</b>	<b>Initial</b>	5.25%
	<b>Annual</b>	1.50%

**Asset Distribution - Country**



**Top Ten Holdings**

	<b>%</b>
Simon Property	6.9
Essex Property Trust	4.4
Boston Properties	3.8
Prologis	3.6
Public Storage	3.0
AvalonBay Communities	3.0
Unibail Rodamco	2.8
Daiwa House Inds	2.5
Hysan Development	2.4
Aeon Mall	2.4
<b>Concentration (Top 10)</b>	<b>34.8</b>
<b>Total Number of Holdings</b>	<b>51</b>

Source: Schroder

**Classification**

<b>Sector</b>	Property
<b>Market Cap / Style</b>	All Cap / Blend
<b>Benchmark/Index</b>	FTSE EPRA/NAREIT Developed Real Estate

**Management/Investment Style**

<b>Fund Manager</b>	Jim Rehlaender (December 2005)
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The fund aims to provide a total return by investing in a diversified portfolio of global property securities. Managed by a proven practitioner, the fund may take significant positions in property developers, other property related companies and in debt securities issued by property companies.

**Investment Objective & Methodology**

The fund aims to provide a total return primarily through investment in REITs, equity and debt securities of other types of property companies worldwide.

Schroders has appointed European Investors Incorporated (EII) to manage the fund. Jim Rehlaender, MD Global Property Securities, has over two decades of experience in the property industry. He is supported by 3 regional portfolio managers and a team of experienced analysts based globally. The team has a network of contacts throughout the real estate industry and also utilises Schroders' worldwide economic and direct property market research capabilities.

The investment approach combines top-down analysis with bottom-up stock picking skills and incorporates quantitative and qualitative factors. While EII is responsible for the day-to-day management of the fund and stock selection, EII and Schroders closely cooperate on the analysis of macroeconomic fundamentals, global investment trends and property market fundamentals such as vacancy rates, supply/demand and occupier outlook. The investable universe for the fund excludes most companies with a market cap below €200 million, leaving a universe of approximately 300 companies. EII produces relative and absolute return expectations for the target universe, setting a target price for each stock and reviewing technicals to determine entry points. EII uses valuation models which incorporate all publicly available information and carefully monitors assumptions, providing detailed, multi-year earnings and cashflow forecasts. The team at EII places emphasis on the quality and execution of management and company meetings and property market research based on contacts with third party real estate industry experts such as leasing brokers, lenders, private owners and financiers, who are therefore key parts in the investment approach. The team looks for companies that trade at a discount to the underlying real estate value, emphasising the company's positioning in its respective markets. Holdings are considered to be either strategic or tactical. Strategic holdings are based on the quality of underlying real estate and management and the expectation of sustainable value creation. Tactical holdings are shorter-term in nature and are based on the discovery of substantial mispricing of securities. The manager applies an extra risk premium to companies with a high development exposure in their portfolio.

The fund will be geographically well diversified with a minimum 25% allocation to Europe and the US, maximum 20% in all developed countries except the US and maximum 25% in emerging markets where exposure to a single country cannot exceed 5%. The portfolio typically features 50-70 holdings and turnover tends to be limited. Foreign currency exposure is generally unhedged.

www.obsrfundratings.co.uk

Data as at 31 December 2011  
Last Updated January 2012