

Schroder ISF - Global Cities Real Estate A Acc

施羅德環球基金系列 - 環球城市房地產股票 A類股份 累積單位

Important Information 重要事項

The fund invests primarily in equity and equity related securities of real estate companies.

- The fund invests in securities principally engaged in real estate industry which may be influenced by the real estate capital market and increase in interest rates.
- The fund invests in concentrated region/sector and subjects to higher level of risks than a fund investing in a more diversified portfolio/strategy.
- The fund may use derivatives to meet its investment objective but does not intend to use derivatives extensively for investment purposes. Derivatives exposure may involve higher counterparty, liquidity and valuation risks. In adverse situations, the fund may suffer significant losses from their derivative usage for hedging.
- For share classes with a general dividend policy, expenses will be paid out of capital rather than out of gross income. The amount of distributable income therefore increases and the amount so increased may be considered to be dividend paid out of capital. Share classes with a fixed dividend policy may pay out both income and capital in distributions. Where distributions are paid out of capital, this amounts to a return or withdrawal of part of your original investment or capital gains attributable to that and may result in an immediate decrease in the net asset value of shares.

You should not make any investment decision solely based on this document. Please read the relevant offering document carefully for further fund details including risk factors.

基金主要投資於房地產公司的股本和股本相關證券。

- 基金投資於以房地產為主要業務的證券會受房地產資金市場和利率上升影響。
- 基金投資於集中地區/行業會承受較投資於採用較多元化的投資組合/策略的基金為高的風險。
- 基金可投資於金融衍生工具以達致投資目標，但無意為投資目的而大量運用金融衍生工具。運用金融衍生工具可涉及較高的對手方、流通性及估值的風險。在不利的情况下，基金可能會因為使用金融衍生工具作對沖之用而承受重大虧損。
- 一般股息政策的股份類別，支出將從資本而非總收入中支付，可分派收入因此增加，而增加的部份可被視為從資本中支付的股息。定息政策的股份類別，其股息可能同時由收入及資本中支付。從資本中支付的派息相當於從閣下原本投資的金額中，或從該等金額賺取的資本收益中退回或提取部份款項，可能導致每股資產淨值即時下跌。

閣下不應僅倚賴本文件而作出任何投資決定。請詳閱有關銷售文件以得悉基金之詳情包括風險因素。

Investment Objective 投資目標

The fund aims to provide income and capital growth by investing in equity and equity related securities of real estate companies worldwide.

基金旨在通過投資於全球各地房地產公司的股本和股本相關證券，以提供收益和資本增值。

Cumulative Performance 累積表現 (%)

	YTD 年初至今	3 Mths 3個月	1 Yr 1年	3 Yrs 3年	5 Yrs 5年	Since Launch 自設立日起
Fund 基金	5.32	5.47	1.81	9.18	24.99	52.14



Annual Return 基金總回報 (%)

Fund 基金	Annual Return
2016	-1.12
2015	-1.12
2014	11.17
2013	0.18
2012	26.11

Key Information 基金資料

Unit NAV 單位資產淨值	USD152.1375 (美元)
Hi/Lo (Past 12 mths) 最高/最低 (過去十二個月)	USD159.2399/138.4348 (美元)
Annualised Return (3 yrs) 年度回報率 (3年)	2.97%
Annualised Volatility (3 yrs) 年均相對波幅 (3年)	13.23%
Beta (3 yrs) 貝他 (3年)	0.93
Sharpe Ratio (3 yrs) 夏普比率 (3年)	0.18
Initial Charge up to 首次認購費上限	5.00%
Management Fee 管理年費	1.50% p.a.
Fund Manager 基金經理	Tom Walker & Hugo Machin
Launch Date 推出日期	10/05
Fund Size 資產值 (million百萬元)	USD225.18 (美元)
Unit Available 單位類別	Accumulation (累積)
Financial Year End 財政年度結算日	31/12
Schroders InvestLink Code 「施羅德資訊通」編號	765
Bloomberg Ticker 彭博代碼	SCHGPSA LX
ISIN CODE ISIN號碼	LU0224508324



Geographical Breakdown 地區資產分佈 (%)

United States 美國	54.14
Japan 日本	9.60
Hong Kong/China 香港/中國	8.39
United Kingdom 英國	7.45
Australia 澳洲	5.74
Germany 德國	3.12
Canada 加拿大	2.83
France 法國	2.41
Others 其他	4.65
Liquid Assets 流動資產	1.67

Top Holdings 主要投資 (%)

Simon Property Group	3.99
The Link REIT	3.71
AvalonBay Communities	3.38
Deutsche Wohnen	3.12
Sun Hung Kai Properties	2.61
Hudson Pacific Properties	2.61
HCP	2.52
Duke Realty	2.46
Retail Opportunity Investments	2.35
Westfield	2.34

Industry Breakdown 行業資產分佈 (%)

Real Estate Investment Trusts 房地產投資信託基金	80.08
Real Estate Investment & Services 房地產投資及服務	17.73
Others 其他	0.52
Liquid Assets 流動資產	1.67

Schroder International Selection Fund is referred to as Schroder ISF. Source : Schroders. NAV-NAV in USD with net income re-invested. The Fund size quoted includes all classes of the Fund. Investment involves risks. Past performance is not indicative of future performance. Please refer to the relevant offering documents for fund details including risk factors. This material, including the website, is issued by Schroder Investment Management (Hong Kong) Limited and has not been reviewed by the SFC. This Fund is not authorized by the SFC under the Code on Real Estate Investment Trust but is authorized under the Code on Unit Trusts and Mutual Funds, such authorization does not imply official recommendation. Effective 01/12/2016, the English name of Schroder ISF Global Property Securities has been changed to Schroder ISF Global Cities Real Estate, and the Chinese name has been changed on 09/01/2017. +Morningstar, Inc. All Rights Reserved. Morningstar Rating (TM) as at 28/04/2017.

資料來源：施羅德投資。基金表現以資產淨值(美元)計算，收益再投資。本基金之資產值已涵蓋其所有類別。投資涉及風險。過往表現未必可作日後業績的準則。詳情(包括風險因素)請參閱有關銷售文件。本文件及網站由施羅德投資管理(香港)有限公司刊發並未受香港證監會檢閱。本基金並未根據房地產信託基金守則獲香港證監會認可，其認可地位乃根據單位信託及互惠基金守則，其認可資格並不意味獲官方推薦。由01/12/2016起，施羅德環球基金系列-環球地產股票之英文名稱已更改，並於09/01/2017更改中文名稱為施羅德環球基金系列-環球城市房地產股票。

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