

## Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

## Product

## Global Cities

a sub-fund of **Schroder International Selection Fund**  
**Class A Accumulation EUR (LU0638090042)**

This product is managed by Schroder Investment Management (Europe) S.A, a member of the Schroders Group. For more information on this product, please refer to [www.schroders.com](http://www.schroders.com) or call +352 341 342 212. Commission de Surveillance du Secteur Financier (CSSF) is responsible for supervising Schroder Investment Management (Europe) S.A. in relation to this Key Information Document. Schroder Investment Management (Europe) S.A. is authorised in Luxembourg and regulated by the CSSF.

This document was produced on 25/10/2024.

## What is this product?

## Type

This is an open ended UCITS fund.

## Term

The fund is established for an unlimited period. In certain circumstances the fund may be unilaterally terminated in accordance with legal requirements.

## Investment objective

The fund aims to provide income and capital growth in excess of the FTSE EPRA NAREIT Developed Index (Net TR, USD) after fees have been deducted over a three to five year period by investing in equities of real estate companies worldwide and which the investment manager deems to be sustainable investments.

The fund is actively managed and invests its assets in (i) sustainable investments, which are investments that contribute towards more environmentally resilient and innovative cities and infrastructure, and (ii) investments that the investment manager deems to be neutral under its sustainability criteria.

The fund invests at least two-thirds of its assets in equities of real estate companies worldwide with a focus on 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 up to one-third of its assets directly or indirectly in other securities (including other asset classes), countries, regions, industries or currencies, investment funds, warrants and money market investments, and hold cash (subject to the restrictions provided in the prospectus).

The fund may use derivatives with the aim of reducing risk or managing the fund more efficiently.

The fund is valued with reference to the net asset value of the underlying assets.

The fund does not directly invest in certain activities, industries or groups of issuers above the limits listed under "Sustainability-Related Disclosure" on the fund's webpage <https://www.schroders.com/en/lu/private-investor/gfc>.

The fund invests in companies that do not cause significant environmental or social harm and have good governance practices, as determined by the investment manager's rating criteria.

The investment manager may also engage with companies held by the fund to challenge identified areas of weakness on sustainability issues. More details on the investment manager's approach to sustainability are available in the prospectus and on the webpage <https://www.schroders.com/en/lu/private-investor/strategiccapabilities/sustainability/disclosures>.

**Benchmark:** The fund's performance should be assessed against its target benchmark, being to exceed the FTSE EPRA NAREIT Developed Index (Net TR, USD). The fund's investment universe is expected to overlap materially with the components of the target benchmark. The investment manager invests on a discretionary basis and there are no restrictions on the extent to which the fund's portfolio and performance may deviate from the target benchmark. The benchmark(s) does/do not take into account the environmental and social characteristics or sustainable objective (as relevant) of the fund. Please see appendix III of the fund's prospectus for further details.

**Currency:** The sub-fund currency is USD. The share class currency is EUR.

**Dealing Frequency:** You may redeem your investment upon demand. This fund deals daily.

**Distribution Policy:** This share class accumulates income received from the fund's investments, meaning it is kept in the fund and its value is reflected in the price of the share class.

**Depositary:** J.P. Morgan SE

## Intended retail investor

The fund may be suitable for investors who are more concerned with maximising long term returns than minimising possible short term losses. The fund is intended for retail investors who have a basic investment knowledge and an ability to bear large short-term losses. This investment should form part of a varied investment portfolio. This fund is suitable for general sale to retail and professional investors through all distribution channels with or without professional advice.

You can get further information about this fund, including the prospectus, latest annual report, any subsequent half-yearly report and the latest price of shares from the fund's management company at 5, rue Höhenhof, L-1736 Senningerberg, Luxembourg, and from [www.schroders.com/kiids](http://www.schroders.com/kiids). They are available free of charge in English, Flemish, French, German, Italian and Spanish.

## What are the risks and what could I get in return?

## Risks



Lower risk

Higher risk



The risk indicator assumes you keep the product for 3 years.

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the market or because we are not able to pay you.

## Performance Scenarios

We have classified this product as 4 out of 7, which is a medium risk class.

The fund is in this category because it can take higher risks in search of higher rewards and its price may rise and fall accordingly.

Be aware of currency risk. In some circumstances you may receive payments in a different currency, so the final return you will get may depend on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

This product does not include any protection from future market performance so you could lose some or all of your investment.

You can find more information about the other risks in the prospectus at [www.schroders.com](http://www.schroders.com).

Recommended holding period:		3 years	
Example Investment:		EUR 10000	
		If you exit after 1 year	If you exit after 3 years
Scenarios			
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress	What you might get back after costs	EUR 1980	EUR 2640
	Average return each year	-80.2%	-35.8%
Unfavourable	What you might get back after costs	EUR 7060	EUR 8030
	Average return each year	-29.4%	-7.0%
Moderate	What you might get back after costs	EUR 9710	EUR 10620
	Average return each year	-2.9%	2.0%
Favourable	What you might get back after costs	EUR 12790	EUR 15060
	Average return each year	27.9%	14.6%

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product and suitable benchmark over the last 10 years. The scenarios

shown are illustrations based on results from the past and on certain assumptions.

The stress scenario shows what you might get back in extreme market circumstances.

The Unfavourable scenario occurred for an investment between 04 2022 to 08 2024

The Moderate scenario occurred for an investment between 12 2014 to 12 2017

The Favourable scenario occurred for an investment between 12 2018 to 12 2021

## What happens if Schroder Investment Management (Europe) S.A. is unable to pay out?

The fund's assets are held in safekeeping by its depositary, so the fund's ability to pay out would not be affected by the insolvency of Schroder Investment Management (Europe) S.A. In addition, the fund's assets are segregated from the depositary's assets, which limits the risk of the fund suffering loss in case of default or insolvency of the depositary or someone acting on its behalf. However in the event of any loss, there is no compensation or guarantee scheme in place which may offset such loss.

## What are the costs?

### Costs over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product does. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed:

- In the first year you would get back the amount that you invested (0 % annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario
- EUR 10 000,00 is invested

	If you exit after 1 year	If you exit after 3 years
Total costs	EUR 714	EUR 1294
Annual cost impact (*)	7.1%	4.0% each year

\*This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 6,0 % before costs and 2,0 % after costs.

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

## Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
<b>Entry costs</b>	These costs are already included in the price you pay when entering this investment. This is the most you will be charged. The person selling you the product will inform you of the actual charge. [5.00%]	Up to EUR 500
<b>Exit costs</b>	We do not charge an exit fee for this product, but the person selling you the product may do so.	EUR 0
<b>Ongoing costs taken each year</b>		
<b>Management fees and other administrative or operating costs</b>	These costs are an estimate based on actual costs over the last year that we take each year for managing your investments. [1.84%]	EUR 184
<b>Transaction costs</b>	This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell. [0.25%]	EUR 25
<b>Incidental costs taken under specific conditions</b>		
<b>Performance fees</b>	There is no performance fee for this product.	EUR 0

## How long should I hold it and can I take money out early?

There is no required minimum holding period for this fund but investors should not view this as a short term investment and you should be prepared to remain invested for at least 3 years. However, you can redeem your investment at any time, subject to any applicable costs and charges relating to the sale or purchase of the shares, in accordance with the fund's prospectus.

## How can I complain?

Should you wish to complain about the fund or any aspect of the service provided to you by Schroders, you may contact the Compliance Officer, Schroder Investment Management (Europe) S.A., at 5, rue Höhenhof, L-1736 Senningerberg, Luxembourg or submit your complaint via the contact form on our website, [www.schroders.com](http://www.schroders.com) or email on [EUSIM-Compliance@Schroders.com](mailto:EUSIM-Compliance@Schroders.com).

## Other relevant information

Depending on how you buy these shares you may incur other costs, including broker commission, platform fees and Stamp Duty. The distributor will provide you with additional documents where necessary.

**Tax legislation:** The fund is subject to Luxembourg tax legislation which may have an impact on your personal tax position.

The fund has the objective of sustainable investment (within the meaning of Article 9 SFDR). This means it may have limited exposure to some companies, industries or sectors and may forego certain investment opportunities, or dispose of certain holdings, that do not align with its sustainability criteria chosen by the investment manager. The fund may invest in companies that do not reflect the beliefs and values of any particular investor.

**Umbrella Fund:** This fund is a sub-fund of an umbrella fund, the name of which is at the top of this document. The prospectus and periodic reports are prepared for the entire umbrella fund. To protect investors, the assets and liabilities of each sub-fund are segregated by law from those of other sub-funds.

This Key Information Document is updated at least every 12 months, unless there are any ad-hoc changes.

The cost, performance and risk calculations included in this Key Information Document follow the methodology prescribed by EU rules.

You can view the past performance chart (over the last 10 years) and the historical performance scenarios data at: [www.schroderspriips.com/en-lu/lu/priips/gfc/#/fund/SCHDR\\_F00000MMB9/-/-/profile/](http://www.schroderspriips.com/en-lu/lu/priips/gfc/#/fund/SCHDR_F00000MMB9/-/-/profile/)