

Ad-hoc release in accordance with Art. 53 KR

Schroder ImmoPLUS: Outlook on the Annual Report 2021/22 as at 30.09.2022

1 November 2022

Schroder Investment Management (Switzerland) AG, Zurich, as the fund management company (the "Fund Management Company") of Schroder ImmoPLUS (the "Fund") announces today that the Fund will report a very pleasing annual result for 2021/22. Total income increased from CHF 65.3 million in 2021 to approximately CHF 100 million* in 2022.

This record performance is due in part to a very strong operating profit as well as high realised capital gains from two asset sales, both in the Zurich North region. The gross sales price of the two commercial properties in Zurich, Thurgauerstrasse 54 and Glattbrugg, Schaffhauserstrasse 134 was CHF 145.5 million, significantly higher than last year's portfolio valuations.

In addition, the Fund has further strengthened its portfolio with the acquisition of a new building in the canton of Vaud. The life-science building close to Nyon, with a market value of around CHF 71 million*, has excellent sustainability criteria and is let on a long-term lease. As a consequence, the Fund has further expanded its exposure to the life-science sector, which is in high demand, to 9 percent. This sector has grown strongly for several years and has proven to be relatively crisis resistant.

The Fund's portfolio is excellently positioned in the current economic and market environment. The low vacancy rate of 1.65%* as at 30.9.2022 and the average remaining lease term of 7.2 years* underline the very good quality of the portfolio.

Within the scope of the Fund's sustainability strategy, this year's asset valuations comprehensively take into account the forecast costs for assets' CO² pathway reductions. In addition, the Fund was able to further improve its Global Real Estate Sustainability Benchmark (GRESB) rating. The Fund has participated for several years in the GRESB Benchmark, increasing its score in 2022 from 83 to 88 points and achieving a 5 Green Star award for the first time.

The Fund's annual report is expected to be published on 17 November after market close. Roger Hennig, Head of Real Estate Switzerland, will present the results in a video conference on 18 November at 10 am. If you are interested, you can register for this event via swiss.realestate@schroders.com.

*These are unaudited figures. They may differ from the final figures, which are expected to be published on 17 November.

Further information:

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Notes to Editors:

Schroders Real Estate

Schroder ImmoPLUS was launched in September 1997 and invests in real estate in attractive and well-developed locations throughout Switzerland. Preference is given to investments in profitable commercial properties in economically prosperous regions. The investment objective is to generate attractive long-term returns for investors.

As a global, active asset manager, Schroders has managed a wide range of pan-European real estate products since 1971 and currently manages real estate assets (AuM) of around CHF 22 billion. More than 200 employees in six locations in Europe invest directly and indirectly and offer regionally and sectorally diversified funds with different risk-return profiles. In Switzerland, Schroders manages assets totalling around CHF 4 billion with its "Schroder ImmoPLUS" fund and the investment group of the Zurich Investment Foundation "Immobilien Europa Direkt". (Source: Schroders as at November 2021).

Schroders plc

Founded in 1804, Schroders is one of Europe's largest independent investment management firms by assets under management. As at 30 June 2022, assets under management were around CHF 900 billion. The founding family remain a core shareholder, holding over 43% of the firm's shares. Schroders has continued to deliver strong financial results. It has a market capitalisation of circa CHF 9 billion and employs over 5,800 people across 38 locations. Schroders is listed on the London Stock Exchange and a member of the FTSE 100.

Schroders offers innovative products and solutions across their five business areas of solutions, namely institutional, mutual funds, private assets & alternatives, and wealth management. Clients include insurance companies, pension schemes, sovereign wealth funds, endowments and foundations. They also manage assets for end clients as part of their relationships with distributors, financial advisers and online platforms. Schroders' Wealth Management offering reflects their strategic ambition to provide wealth management and financial planning services to clients across the wealth spectrum.

Schroders' strategic aims are to grow their asset management business, build closer relationships with end clients and expand their private assets and alternatives business. Schroders' purpose is to provide excellent investment performance to clients through active management. The business channels capital into sustainable and durable businesses to accelerate positive change in the world. Schroders' business

philosophy is based on the belief that if we deliver for clients, we deliver for shareholders and other stakeholders.

At home in Switzerland for over half a century – here we have three businesses; each with its own emphasis, all with the same clear focus on meeting clients' needs and adapting to a changing world:

- **Schroder Investment Management (Switzerland) AG** is our investment management business. It offers institutional and intermediary clients a wide range of Swiss-domestic and foreign-domiciled funds, along with bespoke investment mandates.
- **Schroder & Co Bank Ltd** provides bespoke Wealth Management services to private individuals, family offices, external asset managers and charities.
- **Schroders Capital Management (Switzerland) Ltd** provides private equity investment services to institutional investors, namely pension funds and insurance companies globally, giving investments.

In Switzerland, Schroders employs over 500 people. Together they are responsible for a total of CHF 99.7 billion.*

*As at 31 December 2021 / Find out more about Schroders at www.schroders.ch

Important Information

This document does not constitute an offer to anyone, or a solicitation by anyone, to subscribe for shares of Schroder ImmoPLUS («the Fund») that is managed by Schroder Investment Management (Switzerland) AG, Central 2, CH-8001 Zurich (the «Fund Management Company»). The Fund is a contractual investment fund of the type «real estate fund» according to Swiss law. Subscriptions for shares for the Fund can only be made on the basis of the latest prospectus with integrated fund contract and the latest audited annual report (and the subsequent unaudited semi-annual report, if published). The risks connected with an investment are described in detail in the prospectus with integrated fund contract. The prospectus with integrated fund contract, the simplified prospectus as well as the annual and semi-annual report may be obtained free of charge from the Fund Management Company.

All statements, opinions and views contained in this document relating to future events or the possible future performance of the Fund merely represent the Fund Management Company's own assessment and interpretation of information that was available to it at the relevant time. No representation is made or assurance is given that such statements, opinions and views are correct, or that the underlying information is accurate.

Schroders Capital is the private markets investment division of Schroders.