

Ad hoc announcements pursuant to Art. 53 LR

The fund management company considers capital increase for Schroder ImmoPLUS

Zurich, 15 January 2025

Schroder Investment Management (Switzerland) AG, Zurich, as fund management company (the “Fund Management Company”), announces today that it is considering a capital increase of approximately CHF 165 million for Schroder ImmoPLUS (the “Fund”) during Q1 2025 to, among other reasons, expand the portfolio and strengthen the equity base.

The Fund successfully continued its growth strategy last year and expanded its portfolio by acquiring a major life science property. This further strengthened the portfolio and improved the risk/return profile. As a result of the acquisition, the loan to value ratio rose to just under 25%.

The proceeds from the capital increase will be used to increase flexibility for new acquisitions, make investments in the existing portfolio and strengthen the equity base.

Zürcher Kantonalbank is acting as sole lead manager for the transaction, which is expected to take place at the end of January/beginning of February 2025. The exact terms of the issuance will be announced shortly before the start of the subscription period.

Further information:

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Important information

This publication does not constitute an offer or an invitation to subscribe for units in Schroder ImmoPLUS (the “Fund”). The Fund is a contractual investment fund of the type “real estate fund” pursuant to the Swiss Federal Act on Collective Investment Schemes. Schroder Investment Management (Switzerland) AG, Zurich, is the fund management company and Zürcher Kantonalbank, Zurich, is the custodian bank of the Fund. The prospectus with integrated fund contract, the key information document and the annual and semi-annual reports (collectively the “fund documents”) can be obtained free of charge from the fund management company. Subscriptions for units in this fund can only be made on the basis of the current fund documents. The risks associated with an investment are described in the prospectus with integrated fund contract.

Statements about past performance should not be taken as an indication of current or future performance. The value of investments and the resulting income may fluctuate. A good performance in the past may not be repeated in the future. It is possible that investors may not get back the full amount invested. The performance data does not take into account any commissions and costs incurred by investors when subscribing to or redeeming units in the fund.

About Schroders:

Schroders Real Estate

Schroder ImmoPLUS was launched in September 1997 and invests in property 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 an attractive long-term return for investors.

As a global, active asset manager, Schroders has been active in the real estate business since 1971 with a broad range of pan-European products and currently manages property assets (AuM) of around CHF 28 billion. At eight locations in Europe, over 200 employees invest both directly and indirectly and offer regionally and sectorally diversified funds with different risk/return profiles. In Switzerland, Schroders manages assets of around CHF 3.3 billion in the real estate sector with “Schroder ImmoPLUS” and the Zurich Investment Foundation’s “Real Estate Europe Direct” investment group. (Source: Schroders, as at June 2024).

Schroders plc

Founded in 1804, Schroders is a global asset manager with approximately CHF 879 billion in assets under management (as at 30 June 2024). With a market capitalisation of around CHF 7.5 billion and more than 6,100 employees in 38 locations, Schroders achieves solid financial results in an increasingly challenging market environment. The founding family is still one of the main shareholders and holds around 44% of Schroders shares.

Schroders benefits from a business model that is diversified by geography, asset class and client type. The company offers innovative products and solutions in four growing core business areas: Asset Management, Solutions, Private Assets (Schroders Capital) and Wealth Management. Clients include insurance companies, pension funds, sovereign wealth funds, high net worth individuals and foundations. Schroders also manages assets for end clients through its relationships with distributors, financial advisers and online platforms.

Schroders endeavours to deliver outstanding investment performance to its clients through active management. It also invests capital in sustainable businesses to accelerate positive change in the world.

Schroders' business philosophy is based on the belief that when we deliver for our clients, we also deliver for our shareholders and other stakeholders.

Schroders has been present in Switzerland for more than half a century - with three differently orientated companies, Schroders fulfils the diverse needs of its clients:

- **Schroder Investment Management (Switzerland) AG** offers institutional and intermediary clients a broad range of domestic and foreign funds as well as customised mandate solutions.
- **Schroder & Co Bank AG** offers customised wealth management services for private investors, family offices, external asset managers and charitable organisations.
- **Schroders Capital Management (Switzerland) AG** provides private equity investment services globally to institutional investors such as pension funds and insurance companies and provides access to selected private equity areas through primary and secondary investments, as well as direct/co-investments.

Schroders employs more than 450 people in Switzerland. Local assets under management amount to approximately CHF 41 billion**.

**As at 31 December 2023 / Further information on Schroders can be found here: www.schroders.ch