

Ad hoc announcements pursuant to Art. 53 LR

Schroder ImmoPLUS fund management announces terms of the planned capital increase

Zurich, 24 January 2025

The Board of Directors of Schroder Investment Management (Switzerland) AG, Zurich, as the fund management company ("the Fund Management Company") of Schroder ImmoPLUS (the "Fund") has decided to carry out a capital increase for the Fund of approximately CHF 175 million.

The proceeds from the capital increase will be used to partially refinance the acquisition of a major life science property and to facilitate further acquisitions. The remaining proceeds will be used for investments in the existing portfolio and to strengthen the equity base.

"The fund is in an excellent position. The capital increase will create the basis for further successful growth. On the one hand through the projects in the fund with potential, and on the other hand through attractive acquisitions", says Roger Hennig, Fund Manager.

A maximum of 1,186,688 new fund units will be issued as part of the capital increase. Accordingly, the total number of units will increase from the current 10,680,193 to a maximum of 11,866,881 units.

The capital increase will be carried out while preserving the subscription rights of existing investors. The subscription ratio is set at 9:1. Accordingly, nine (9) subscription rights entitle the holder to subscribe to one (1) new fund unit at a subscription price of CHF 148.00.

Subscription rights will be traded from 30 January to 5 February 2025 and the subscription period will last from 30 January to 7 February 2025, 12:00 noon (CET).

The issue will be carried out on a best effort basis as part of a public rights offering in Switzerland. Unsubscribed units may not be issued, which would reduce the issue amount.

Schroder Investment Management (Switzerland) AG
Talstrasse 11, 8001 Zürich

Tel: +41 44 250 11 11
www.schroders.ch

The fund management company reserves the right to place any unsubscribed units on the market with due diligence after the subscription period has expired, together with the custodian bank or third parties.

Overview of conditions

Current number of units	10'680'193 units
Issue	
Issue volume (gross)	Approx. CHF 175 Mio.
Number of new units	Max. 1'186'688 units
Subscription ratio	9:1, nine (9) existing units entitle the holder to subscribe to one (1) new unit.
Subscription and issue price per unit	CHF 148.00 per unit (corresponds to NAV per unit incl. estimated accrued profit and issue commission)
Allocation of subscription rights (ex-date)	The reference day is 29 January 2025 (after closing of trading); the units will be traded ex subscription rights from 30 January 2025.
Subscription rights trading	30 January 2025 to 5 February 2025 on the SIX Swiss Exchange AG
Subscription period	30 January to 7 February 2025, 12:00 (CET)
Valor / ISIN	Existing units: 39 571 886 / CH0395718866 Subscription right: 141 193 423 / CH1411934230
Settlement date	Expected on 11. February 2025
Distribution entitlement	The new units are entitled to receive distributions in financial year 2024/2025.

Issue prospectus

The issue prospectus dated 24 January 2025 (German version only) can be downloaded from [here](#).

Further Information:

Roger Hennig, Fund Manager	+41 44 250 12 91	roger.hennig@schroders.com
Alice West, Senior Corporate Communications Manager Switzerland	+41 44 250 12 26	alice.west@schroders.com

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. Units of this real estate fund may not be offered, sold or delivered within the USA and its territories. Units of this real estate fund may not be offered, sold or delivered to citizens of the USA or persons domiciled or resident in the USA and/or other natural persons or legal entities whose income and/or earnings, regardless of origin, are subject to US income tax, as well as persons who are considered US persons pursuant to Regulation S of the US Securities Act of 1933 and/or the US Commodity Exchange Act, in the currently valid version. 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