

Schroder UK Property Fund

Income Distribution

Please note that the statement below should not be relied upon for tax purposes. If you are in any doubt about your tax position you should consult a professional tax adviser.

Distribution No: 13
Sedol: B8215Z6
ISIN: GB00B8215Z66
Mexid: SCPUT
Bloomberg Code: SCEXP LN
Payable: 30 September 2013

The net income, after deduction of all expenses and liabilities (actual, estimated or contingent) of the Fund, is distributed to shareholders in proportion to the number of shares held by them on the relevant distribution date (the last day of each calendar month in any year). Distributions are calculated on a monthly basis, with the distributions paid to shareholders on the last working day of the following month to which the distribution relates.

If you are an investor in the SPF Feeder Fund please contact Northern Trust Global Services for details of the tax withheld.

The income available for distribution and the expenses deducted per share are detailed below.

Period Ending	Share Holding	Income Per Share (pence)
31 August 2013	Gross Property Income Distribution per share	12.008417p
	Gross Interest Distribution per share	0.010254p
	Gross Dividend Distribution per share	0.754038p
	Subtotal	12.772709p
	Management and Other Expenses per share	1.092811p
	Net Distribution Payable per share	11.679898p

Registrar

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For professional investors only. The Schroder UK Property Fund ("the Fund") is authorised by the Financial Conduct Authority (the "FCA") as a Qualified Investor Scheme ("QIS"). Only investors that meet the requirements for eligibility to invest in a QIS, as specified in COLL 8, Annex 1 of the FCA's Handbook, may invest in the Fund.

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