

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: 7
Sedol: B8215Z6
ISIN: GB00B8215Z66
Mexid: SCPUT
Bloomberg Code: SCEXP LN
Payable: 28 March 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)
28 February 2013	Gross Property Income Distribution per share	11.494430p
	Gross Interest Distribution per share	0.158376p
	Gross Dividend Distribution per share	-
	Subtotal	11.652806p
	Management and Other Expenses per share	0.940915p
	Net Distribution Payable per share	10.711890p

Registrar

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For professional investors only. The Schroder UK Property Fund ("the Fund") is authorised by the Financial Services Authority (the "FSA") 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 FSA's Handbook, may invest in the Fund.

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