

Sarasin IE Sustainable Global Real Estate Equity I Acc USD

Fund Facts

Fund Aim

The Fund seeks to achieve long-term growth through investment in the shares of global real estate companies and the global real estate investment trust market with an overlay of sustainable criteria.

Price		Codes	
Price	\$10,571	ISIN	IE00BJVXNF67
Yield	3,23%	SEDOL	BJVXNF6
Fund Size	£68,02m	Bloomberg	SAREGIU

Fund Information

Fund Structure	Unit Trust
Benchmark	S&P Dev Prop (Net TR)
Sector	IA Property Other
Fund Managers	Raymond Lahaut (Lead Manager), Ben Elwes (Deputy Manager)
Fund Launch Date	06 December 2004
Share Class Launch Date	16 April 2014
Initial Charge	Nil
OCF	1,00%
Volatility 3 Years	17,43%
For Sale In	United Kingdom, Guernsey, Ireland, Jersey, South Africa

Technical Details

Domicile	Ireland
Dividend XD Dates*	01 January, 01 July
Dividend Pay Dates	27 January, 27 July
Pricing Frequency	Daily
Fund Management Group Name	Sarasin Funds Mgt(Ireland)Ltd

Information

Distribution Date	27 January, 27 July
CPU Distributed	0.3398 USD
Highest rolling 1 year return (since launch)	13,90%
Lowest rolling 1 year return (since launch)	-25,00%

Fees | Accumulation USD

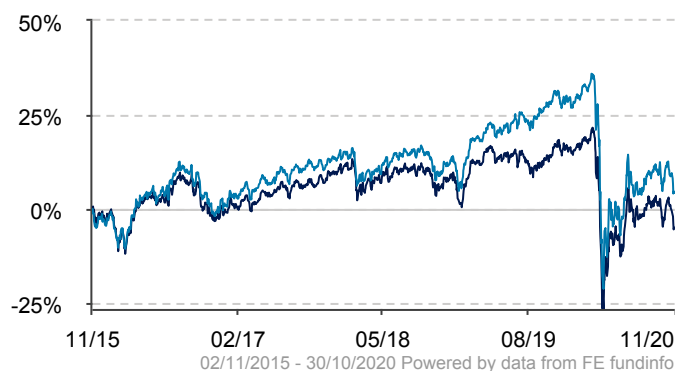
Annual Charge	0,85%
Transaction Cost	0,08%
Other Expenses	0,15%
Performance Fee	0,00%
Audit Fees	0,00%
VAT	0,00%

Investment Strategy

The Fund seeks to achieve long-term growth through investment in the shares of global real estate companies and the global real estate investment trust markets with an overlay of sustainable criteria. The Fund invests mainly in Real Estate Investment Trusts, and company shares from around the world, which are linked to the property market. The Fund will hold mainly the shares of large or medium sized companies, but from time to time may invest in smaller companies. These companies that the Fund invests in give consideration to sustainable ecological and social issues but it will not invest in companies whose business is the management of hotels or resorts or which operates its business contrary to ecological or social standards. The Fund will not track an index. Derivatives (financial instruments whose value is linked to the expected future price movements of an underlying asset) may be used only with the aim of reducing risk or costs, or generating additional capital or income.

Fund Performance (%) | Accumulation USD

Fund Performance



■ Fund
■ Benchmark

Cumulative

	1m	3m	YTD	1yr	3yr	5yr	Since Launch
Fund	-1,99%	-5,18%	-18,64%	-19,32%	-11,10%	-5,85%	5,71%
Benchmark	-3,02%	-3,07%	-20,10%	-20,59%	-5,90%	4,77%	14,74%

Annualised Growth Rate

	3yr (ann)	5yr (ann)	Since Launch (ann)
Fund	-3,85%	-1,20%	0,85%
Benchmark	-2,01%	0,94%	2,12%

Discrete Returns - 12 months ending 30 September 2020

	0-12m	12-24m	24-36m	36-48m	48-60m
Fund	-15,03%	4,99%	2,42%	0,42%	11,82%
Benchmark	-16,13%	12,65%	2,39%	2,47%	15,14%

Performance is provided net of fees. Past performance is not a reliable guide to future performance. Performance is calculated in USD on the basis of net asset values (NAV) and gross dividends reinvested

Source: Sarasin & Partners LLP and Financial Express. Annualised Growth Rate (AGR) is the increase or decrease in value of an investment, expressed as a percentage per year. The source for the annualised volatility measurement is Financial Express and this measurement is expressed using the standard deviation of the Fund's US Dollar monthly returns over the most recent 36 month period. The yields quoted have been calculated using price information as at the date of publication. They are not guaranteed. Benchmark: S&P Developed Property Net Total Return implemented September 2011. No representative benchmark available prior to 2007. The benchmark of this fund has changed over time. Please visit www.sarasinandpartners.com/docs/global/benchmarkhistory for a full history. Prior to 28th November 2016 the fund was called Sarasin IE Real Estate Equity Global (GBP). *Accumulation Dividends are reinvested back into the fund, Income units are paid out to investors.

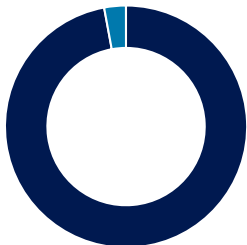
Geographic Allocation (%)

Name	
United States	54.8%
Europe Ex-UK	21.5%
Japan	8.6%
Hong Kong	6.7%
Australia	6.0%
Singapore	2.4%



Asset Allocation (%)

Name	
Equities	97.1%
Liquid Assets	2.9%



Industrial Sector Allocation (%)

Name	
Residential	29.9%
Specialized	16.0%
Diversified	15.7%
Industrial	15.2%
Office	12.3%
Retail	6.4%
Health Care	4.4%



Contact Us

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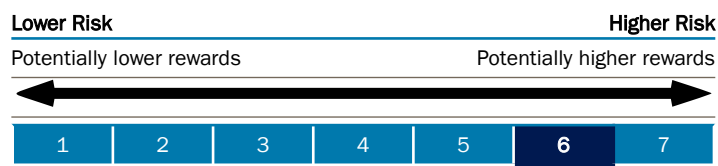
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100 St. Paul's Churchyard
London EC4M 8BU
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(For further details please see the full Prospectus, Additional Information Document and KIID as well as the Semi Annual and Annual Reports which are available from the above.)

Top 10 Holdings (%)

Company	Weight
PROLOGIS INC	8,9%
EQUINIX INC	6,7%
GOODMAN GROUP	5,8%
VONOVIA SE	5,2%
LEG IMMOBILIEN AG	4,0%
ESSEX PROPERTY TRUST INC	3,8%
CAMDEN PROPERTY TRUST	3,7%
DEUTSCHE WOHNEN SE	3,7%
ALEXANDRIA REAL ESTATE EQUITIES	3,6%
MITSUBISHI ESTATE CO LTD	3,6%

Risk Profile



The Risk and Reward Indicator table demonstrates where the Fund ranks in terms of its potential risk and return. It is based upon how the Fund has performed in the past and you should note that the Fund may well perform differently in the future. The risk category shown is not guaranteed and may shift over time.

The higher the rank the greater the potential reward but the greater the risk of losing money.

The Fund is ranked at 6 reflecting observed historical returns. The fund is in this category because it has shown higher levels of volatility historically.

Derivatives risk: The use of derivatives could increase overall risk by magnifying the effect of overseas jurisdictions and markets, including (but not limited to) local liquidity, macroeconomic, political, tax, settlement risks and currency fluctuations.

Foreign Investment risk: Foreign securities investments may be subject to risks pertaining to overseas jurisdictions and markets, including (but not limited to) local liquidity, macroeconomic, political, tax, settlement risks and currency fluctuations.

Property risk: Investments in real estate securities can carry the same risks as investing directly in real estate itself. Real estate prices move in response to a variety of factors, including local, regional and national economic and political conditions, interest rates and tax considerations.

Currency exchange risk: Changes in the relative values of individual currencies may adversely affect the value of investments and any related income.

Geographic / Sector risk: For investments primarily concentrated in specific countries, geographical regions and/or industry sectors, their resulting value may decrease whilst portfolios more broadly invested might grow.

Liquidity risk: If there are insufficient buyers or sellers of particular investments, the result may lead to delays in trading and being able to make settlements, and/or large fluctuations in value. This may lead to larger financial losses than expected.

Equity investment risk: Value of equities (e.g. shares) and equity-related investments may vary according to company profits and future prospects as well as more general market factors. In the event of a company default (e.g. bankruptcy), the owners of their equity rank last in terms of any financial payment from that company.

Collective Investment Schemes in Securities (CIS) should be considered as medium to long-term investments. **The value may go up as well as down and past performance is not necessarily a guide to future performance.** CISs are traded at the ruling price and can engage in scrip lending and borrowing. The collective investment scheme may borrow up to 10% of the market value of the portfolio to bridge insufficient liquidity. A schedule of fees, charges and maximum commissions is available on request from the Manager. The Manager does not provide any guarantee either with respect to the capital or the return of a portfolio. A CIS may be closed to new investors in order for it to be managed more efficiently in accordance with its mandate. CIS prices are calculated on a net asset basis, which is the total value of all the assets in the portfolio including any income accruals and less any permissible deductions (brokerage, STT, VAT, auditor's fees, bank charges, trustee and custodian fees and the annual management fee) from the portfolio divided by the number of participatory interests (units) in issue. Forward pricing is used. The Fund's Ongoing Charges Figure (OCF) reflects the percentage of the average Net Asset Value (NAV) of the portfolio that was incurred as charges, levies and fees related to the management of the portfolio. A higher OCF does not necessarily imply a poor return, nor does a low OCF imply a good return. The current OCF cannot be regarded as an indication of future OCFs. During the phase in period OCFs do not include information gathered over a full year. Sarasin use the OCF figure in-place of the Total Expense Ratio (TER).

The Manager retains full legal responsibility for any third-party named portfolio. Where foreign securities are included in a portfolio there may be potential constraints on liquidity and the repatriation of funds, macroeconomic risks, political risks, foreign exchange risks, tax risks, settlement risks; and potential limitations on the availability of market information. The investor acknowledges the inherent risk associated with the selected investments and that there are no guarantees either with respect to the capital or the return of a portfolio. Please note that all documents, notifications of deposit, investment, redemption and switch applications must be received by Sarasin Funds Management (Ireland) Limited by or before 12:00 (Irish), to be transacted at the net asset value price for that day. Where all required documentation is not received before the stated cut off time Sarasin Funds Management (Ireland) Limited shall not be obliged to transact at the net asset value price as agreed to. Prices are published daily and are available on the Sarasin website.

Performance has been calculated using net NAV to NAV numbers with income reinvested. The performance for each period shown reflects the return for investors who have been fully invested for that period. Individual investor performance may differ as a result of initial fees, the actual investment date, the date of reinvestments and dividend withholding tax. Full performance calculations are available from the manager on request. For any additional information such as fund prices, brochures and application forms please go to www.sarasinandpartners.com

Contact Details

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