

SARASIN

SARASIN IE THEMATIC GLOBAL REAL ESTATE EQUITY I ACC USD

FUND FACTS

FUND AIM

The Fund seeks to provide long-term growth through investment in the shares of global real estate companies and global real estate investment trusts, which have an above average ESG profile when compared to other issuers in the global real estate sector.

PRICE

Price	\$11,600	ISIN	IE00BJVXNF67
Yield	3.39%	SEDOL	BJVXNF6
Fund Size	£32,60m	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), Robert Wilson (Deputy Manager)
Fund Launch Date	06 December 2004
Share Class Launch Date	16 April 2014
Initial Charge	Nil
TER	1.01%
Volatility 3 Years	6.04%
For Sale In	United Kingdom, Guernsey, Ireland, Jersey, South Africa
Number of Units	119802.844

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	Waystone Management Company (IE) Limited

INFORMATION

Distribution Date	27 January, 27 July
CPU Distributed	0.3660 USD
Highest rolling 1 year return (since launch)	35.16%
Lowest rolling 1 year return (since launch)	-30.75%

FEES

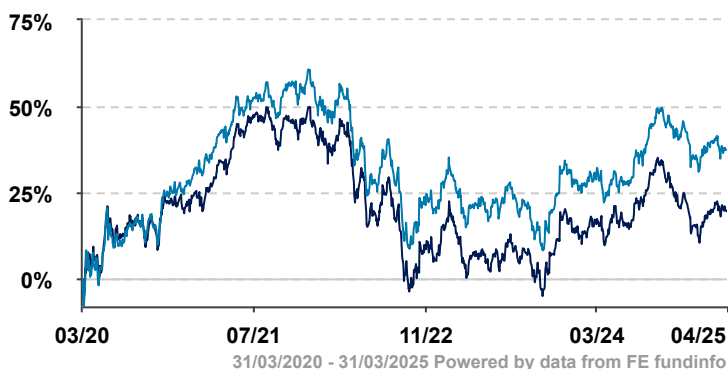
Annual Charge	0.85%
Transaction Cost	0.08%
Other Expenses	0.16%
Performance Fee	0.00%
Audit Fees	0.00%
VAT	0.00%

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 (%)

FUND PERFORMANCE



● Fund ● Benchmark

CUMULATIVE

	1m	3m	YTD	1yr	3yr	5yr	Since Launch
Fund	-1.78%	3.64%	3.64%	1.88%	-17.47%	19.61%	16.00%
Benchmark	-2.31%	1.52%	1.52%	3.95%	-10.92%	37.44%	43.41%

ANNUALISED GROWTH RATE

	3yr (ann)	5yr (ann)	Since Launch (ann)
Fund	-6.20%	3.65%	1.36%
Benchmark	-3.78%	6.57%	3.35%

DISCRETE RETURNS - 12 MONTHS ENDING 31 MARCH 2025

	0-12m	12-24m	24-36m	36-48m	48-60m
Fund	1.88%	11.99%	-27.66%	14.26%	26.84%
Benchmark	3.95%	9.18%	-21.51%	14.50%	34.75%

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

Source: Sarasin & Partners LLP and FE Fundinfo. 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 FE Fundinfo and this measurement is expressed using the standard deviation of the Fund's UK GBP 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.

(Pending FSCA approval of name change) The Sarasin IE Thematic Global Real Estate Equity Fund is registered and approved under section 65 of the Collective Investment Schemes Control Act 45 of 2002.

GEOGRAPHIC ALLOCATION (%)

- United States **47.1%**
- Europe Ex-UK **17.3%**
- Japan **14.1%**
- Pacific Basin Ex-Japan **12.5%**
- United Kingdom **8.9%**



ASSET ALLOCATION (%)

- Equities **99.6%**
- Liquid Assets **0.4%**



INDUSTRIAL SECTOR ALLOCATION (%)

- Residential **22.3%**
- Industrial **20.7%**
- Health Care **13.6%**
- Office **11.7%**
- Retail **4.3%**
- Other **27.5%**



SUMMARY

The Fund has adhered to its policy objective and there have been no material changes in the composition of the portfolio during the reporting period.

CONTACT US

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(For further details please see the full Prospectus, Additional Information Document, KIID and Semi Annual and Annual Reports.)

TOP 10 HOLDINGS (%)

PROLOGIS INC	8.1%
MITSUI FUDOSAN CO LTD	5.4%
WELLTOWER INC	5.0%
MITSUBISHI ESTATE CO LTD	4.8%
HEALTHPEAK PROPERTIES INC	4.5%
EQUINIX INC	4.3%
LINK REIT	4.3%
VONOVIA SE	4.2%
VENTAS INC	4.0%
NIPPON PROLOGIS REIT INC	3.9%

RISK PROFILE

Lower Risk Potentially lower rewards Higher Risk Potentially higher rewards

1	2	3	4	5	6	7
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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 both gains and losses in a Fund. As such, large changes in value and potentially large financial losses could result

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.

This document is intended for retail investors. You should not act or rely on this document but should contact your professional adviser.

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The value of investments and any income derived from them can fall as well as rise and investors may not get back the amount originally invested. If investing in foreign currencies, the return in the investor's reference currency may increase or decrease as a result of currency fluctuations. Past performance is not a reliable indicator of future results and may not be repeated. Forecasts are not a reliable indicator of future performance.

There is no minimum investment period, though we would recommend that you view your investment as a medium to long term one (i.e. 5 to 10 years). Risks associated with investing in Real Estate Investment Trusts (REITs) include, but are not limited to, the following: declines in the value of real estate, risks related to general and local economic conditions, overbidding and increased competition, increases in property taxes and operating expenses, changes in zoning laws, casualty or condemnation losses, variations in rental income, changes in neighbourhood values, the appeal of properties to tenants, and increases in interest rates. In addition, REITs may be affected by changes in the value of the underlying property owned by the trusts or may be affected by the quality of credit extended. REITs are dependent upon management skills, may not be diversified and are subject to the risks of financing projects. The ability to trade REITs in the secondary market can be more limited than other stocks. The Fund may invest in derivatives for efficient portfolio management purposes. This means Derivatives can only be used to manage the Fund more efficiently in an attempt to reduce the overall risk of its investments, reduce the costs of investing or generate additional capital or income, although this may not be achieved and may create losses greater than the cost of the derivative.

The Sarasin IE Thematic Global Real Estate Equity Fund is registered and approved under Section 65 of the Collective Investment Schemes Control Act 45 of 2002. Collective Investment Schemes (CIS) should be considered as medium to long-term investments. The value may go up as well as down and past performance is not a reliable indicator of future results. CIS are traded at the ruling price and may engage in scrip lending and borrowing. A schedule of fees, charges and maximum commissions is available on request from the Manager. A CIS may be closed to new investors in order for it to be managed more efficiently in accordance with its mandate. There is no guarantee in respect of capital or returns in a portfolio. 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. Annualised performance shows longer term performance rescaled to a 1-year period. Annualised performance is the average return per year over the period. Actual annual figures are available to the investor on request. Highest and lowest returns for any 1 year over the period since inception have been shown. NAV is the net asset value represents the assets of a Fund less its liabilities.

The Prospectus is available from Prescient Management Company (RF) (PTY) LTD, Tel: +27 21 700 3600. Prescient Management Company (RF) (PTY) LTD is registered and approved under the Collective Investment Schemes Control Act (No. 45 of 2002). Registration Number 2002/022560/07. Physical address: Prescient House, Westlake Business Park, Otto Close, Westlake, 7945, South Africa. Persons domiciled in the US and/or are US nationals are not permitted to hold shares in the Fund and shares may not be publicly sold, offered or issued to anyone residing in the US or to US nationals. This publication is intended for investors in South Africa only.

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