SARASIN

SARASIN IE THEMATIC GLOBAL REAL ESTATE EQUITY A ACC

FUND FACTS

FUND AIM

The Fund seeks to provide long-term growth though 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. The fund is actively managed. The comparator benchmark for the fund is referenced in the Fund Information section below. It has been selected because the Investment Manager and the Manager believe that the benchmark is a suitable comparison for performance purposes given the fund's investment objective and policy. However the Investment Manager has discretion to deviate from the benchmark's constituents and weightings, subject to the fund's investment objective, policy and internal risk guidelines. While the benchmark index is used as a performance comparison, portfolio construction is not constrained by it, and holdings may differ materially from those of the benchmark.

PRICE		CODES	
Price	**£23,385**	ISIN	**IE00B572T065**
Yield	**3,29%**	SEDOL	**B572T06**
Fund Size	**£22,14m**	Bloomberg	**SARPRYA**

FUND INFORMATION

Fund Structure	**Unit Trust**
Benchmark	**S&P Dev Prop (Net TR)**
Sector	**IA Listed Property**
Fund Managers	**Raymond Lahaut (Lead Manager), Robert Wilson (Deputy Manager)**
Fund Launch Date	**06 December 2004**
Share Class Launch Date	**06 December 2004**
Initial Charge	**0**
TER	**1,75%**
Volatility 3 Years	**4,28%**
For Sale In	**United Kingdom, Guernsey, Ireland, Jersey, South Africa**
Number of Units	**93609.763**

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**
Daily Valuation Time	**Midday**
Dealing Cut Off Time	**11.59**

INFORMATION

Distribution Date	**27 January, 27 July**
CPU Distributed	**0.7788 GBP**
Highest rolling 1 year return (since launch)	**66,87%**
Lowest rolling 1 year return (since launch)	**-44,78%**

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	**-4,26%**	**-7,82%**	**0,79%**	**0,00%**	**15,81%**	**-8,95%**	**133,85%**
Benchmark	-3,45%	-5,95%	3,80%	3,44%	22,15%	6,18%	329,87%

ANNUALISED GROWTH RATE

	3yr (ann)	5yr (ann)	Since Launch (ann)
Fund	**5,01%**	**-1,86%**	**3,97%**
Benchmark	6,90%	1,21%	6,91%

DISCRETE RETURNS - 12 MONTHS ENDING 30 SEPTEMBER 2026

	0-12m	12-24m	24-36m	36-48m	48-60m
Fund	**0,00%**	**-1,76%**	**17,89%**	**-9,13%**	**-13,47%**
Benchmark	3,44%	0,22%	17,83%	-6,34%	-7,19%

FEES

Annual Management Fee	**1,50%**
Transaction Cost	**0,06%**
Other Expenses	**0,25%**
Performance Fee	**0,00%**
Audit Fees	**0,00%**
VAT	**0,00%**
Initial Charge	**0**

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.

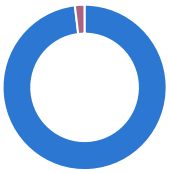
GEOGRAPHIC ALLOCATION (%)

- United States **46.9%**
- Europe Ex-UK **19.1%**
- Pacific Basin Ex-Japan **13.6%**
- United Kingdom **10.4%**
- Japan **10.0%**



ASSET ALLOCATION (%)

- Equities **98.1%**
- Liquid Assets **1.9%**



INDUSTRIAL SECTOR ALLOCATION (%)

- Real Estate Management & Development **21.2%**
- Industrial **17.8%**
- Health Care **15.4%**
- Office **11.0%**
- Residential **9.7%**
- Retail **7.6%**
- Hotel & Resort **1.2%**
- Cash **2.7%**
- Other **13.4%**



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, which are available free of charge from Sarasin.)

TOP 10 HOLDINGS (%)

WELLTOWER INC	**7,5%**
PROLOGIS INC	**5,8%**
GOODMAN GROUP	**5,4%**
PUBLIC STORAGE	**4,4%**
EQUINIX INC	**4,3%**
MITSUI FUDOSAN CO LTD	**4,3%**
DERWENT LONDON PLC	**4,1%**
HEALTHPEAK PROPERTIES INC	**4,0%**
VENTAS INC	**4,0%**
VONOVIA SE	**3,9%**

RISK PROFILE

Lower Risk — Higher Risk
Potentially lower rewards — Potentially higher rewards

1	2	3	4	5	**6**	7

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.

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The Sarasin IE Thematic Global Real Estate Equity is registered and approved under section 65 of the Collective Investment Schemes Control Act 45 of 2002.
Collective investment schemes are generally medium to long-term investments. The value of participatory interests (units/shares) or the investment may go down as well as up. Past performance is not necessarily a guide to future performance. Collective investment schemes are traded at ruling prices and can engage in borrowing and scrip lending. A schedule of fees, charges and maximum commissions is available on request from Prescient Management Company (RF) (PTY) LTD ("SA Representative") and/or Sarasin & Partners LLP ("the Investment Manager"). Depositary details: Northern Trust, 50 Bank Street London E14 5NT. Registration Number 12578024.
Prescient Management Company (RF) (PTY) LTD is registered and approved under the Collective Investment Schemes Control Act 45 of 2002. Registration Number 2002/022560/07. Registered office: Prescient House, Westlake Business Park, Otto Close, Westlake, 7945, South Africa. 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 is 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 Investment Manager does not provide any guarantee either with respect to the capital or the return of a portfolio. The Investment Manager reserves the right to close the portfolio to new investors in order to manage it more efficiently in accordance with its mandate.
Where foreign securities are included in a portfolio there may be material risks such as 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 fund may not be appropriate for investors who plan to withdraw their money within five years. Prospective investors should review the Prospectus carefully, including the section on 'Risk Factors', prior to making any final investment decisions. The Prospectus, the KID for the relevant class, as well as the annual and half-yearly reports, are available from the SA Representative and/or the Investment Manager on request. The fund may not be distributed to investors in jurisdictions where such distribution would be unlawful. The Investment Manager reserves the right to reject any applications from outside of the jurisdictions where the fund is registered for sale. US Persons are not permitted to subscribe for units in the fund. Fund prices are published daily and are available on our website. These are also available upon request.
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