



Key Investor Information

This document provides you with key investor information about this fund. It is not marketing material. The information is required by law to help you understand the nature and the risks of investing in this fund. You are advised to read it so you can make an informed decision about whether to invest.

Sarasin IE Sustainable Global Real Estate Equity

Class A Income Units

ISIN:IE00B59W5F15

This Fund is managed by Sarasin Funds Management (Ireland) Limited

Objectives and Investment Policy

Objective

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.

Investment Policy

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 give consideration to sustainable, ecological and social issues but the Fund will not invest in companies whose business is the management of hotels or resorts which operate their business contrary to ecological and social standards.

The Fund is actively managed and 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.

Distribution Policy

Any income due from your investment may be paid out to you.

Dealing Frequency

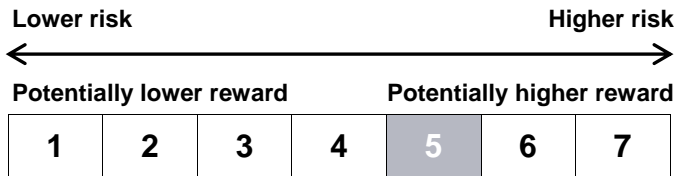
You can buy and sell units in the Fund before 12 noon GMT on any business day in Dublin.

Recommendation

This Fund may not be appropriate for investors who plan to withdraw their money within 5 years.

For full investment objectives and policy details please refer to the Prospectus and Supplementary Prospectus.

Risk and Reward Profile



The Risk and Reward Indicator table demonstrates where the fund ranks in terms of its potential risk and return, calculated using the volatility of monthly returns over five years. As it is based upon how the fund has performed in the past, 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 5 reflecting observed historical returns. The fund is in this category because it has shown higher levels of volatility historically.

The following risks may not be fully captured by the Indicator:

- Counterparty and Settlement Risk: The fund may enter into derivative transactions in over-the-counter markets, which will expose the fund to the credit risk of their counterparties. The fund may be exposed to the risk of settlement default where the counterparty may default on its obligations to perform under the relevant contract. In the event of the bankruptcy or insolvency of a counterparty, the fund could experience delays in liquidating the position as well as significant losses, including declines in value during the period in which the fund seeks to enforce its rights.
- 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.
- Emerging Market Risk: Emerging markets may face more political, economic or structural challenges than developed markets and shares may be less liquid, meaning that investments may not be sold quickly enough to prevent or minimize a loss; they may therefore involve a higher risk than investing in developed markets.
- The fund has charges deducted from capital. This may reduce the potential for growth.

Charges

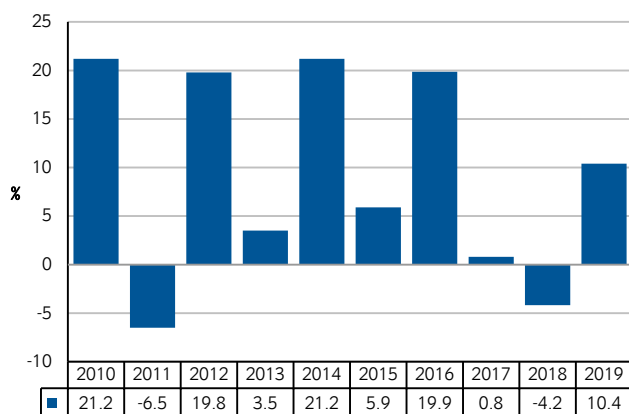
The charges you pay are used to pay the costs of running the fund, including the costs of marketing and distributing it. These charges reduce the potential growth of your investment.

One-off charges taken before or after you invest	
Entry charge	No charge
Exit charge	No charge
The entry and exit charges shown are maximum figures. In some cases you might pay less - you can find this out from your financial adviser.	
Charges taken from the Fund over a year	
Ongoing charges	1.75%
Charges taken from the Fund under certain specific conditions	
Performance fee	No charge

The ongoing charges figure is based on expenses for the year ending 31.12.2019. This figure may vary from year to year. It excludes: portfolio transaction costs, except in the case of an entry/exit charge paid by the Fund when buying or selling in another fund.

For more information about charges, please refer to the relevant sections of the Prospectus and the relevant Supplement available at www.sarasinandpartners.com

Past Performance



■ Sarasin IE Sustainable Global Real Estate Equity

- Past performance is not a guide to future performance, prices may fluctuate and you may not get back your original investment.
- The performance figures include all ongoing charges and exclude any entry charges or exit charges.
- The past performance was calculated in GBP on a net asset value basis with gross dividends reinvested.
- The Fund was launched on 06/12/2004
- This Unit Class was launched on 06/12/2004
- The Fund was redomiciled to Ireland on 1 July 2011 from Guernsey where it had been authorised as a Class A Scheme by the Guernsey Financial Services Commission

Practical Information

Depositary: Northern Trust Fiduciary Services (Ireland) Limited.

Further Information: You can get further detailed information regarding the Fund, including how to buy, sell and switch units, within the Prospectus, the relevant Supplement, our Additional Information Document and the Annual and Semi-annual Reports and Accounts which are available free of charge from Sarasin & Partners LLP, the Investment Manager. These are available in English only. You can also call us on +353 1434 5111, or look on our website: www.sarasinandpartners.com for further information including the latest unit prices.

Practical Information: This document contains information on Class A Income Units only which have been selected as a representative unit class of the Fund. Other unit classes of the Fund are available and further details can be found in the Prospectus and the relevant Supplement. You are entitled to switch from one unit class to another, provided that you meet the criteria for that unit class. Details of how to do this are contained in the Prospectus and the relevant Supplement.

Fund Information: The Fund is a unit trust established as a UCITS under the UCITS Regulations 2011 (as amended).

Liability Statement: Sarasin Funds Management (Ireland) Limited may be held liable solely on the basis of any statement contained in this document that is misleading, inaccurate or inconsistent with the relevant parts of the Prospectus for the Fund.

Tax Legislation: Please note that the tax laws of Ireland may impact your own tax position. You are advised to seek professional tax advice.

Remuneration Policy: The Remuneration Policy of the Manager, which describes how remuneration and benefits are determined and awarded, and the associated governance arrangements, is available at www.sarasinandpartners.com or free of charge from Sarasin & Partners LLP, Juxon House, 100 St Paul's Churchyard, London, EC4M 8BU.

Representative in Switzerland: J. Safra Sarasin Investmentfonds AG, Wallstrasse 9, CH-4002 Basel. Paying agent in Switzerland: Bank J.Safra Sarasin AG, Elisabethenstrasse 62, CH-4002 Basel. Place where relevant documents may be obtained by investors in Switzerland: the prospectus, articles of association and key investor information document, as well as the latest annual report and any subsequent half yearly report, may be obtained free of charge from the representative and the paying agent in Switzerland.

This Fund is authorised in Ireland and regulated by the Central Bank of Ireland. Sarasin Funds Management (Ireland) Limited is a company authorised and regulated by the Central Bank of Ireland.

This Key Investor Information is accurate as at 14/02/2020.