

SARASIN

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 Growth, a sub-fund of Sarasin Charity Authorised Investment Funds Class A Acc

ISIN:GB00BN79PQ14

This Fund is managed by Sarasin Investment Funds Limited

Objectives and Investment Policy

Objective

We seek to grow the Fund by 4.5% per year more than the Consumer Prices Index (CPI) over a rolling 7 year period after deducting fees and costs. This target is not guaranteed over any period of time and the Fund could lose value.

Investment Policy

We invest the Fund approximately as follows:

- Shares: 80% direct investment in 40-70 companies listed on major stock exchanges around the world.
 - Alternative: 20% in a wide range of alternative assets (through listed investment trusts and open-ended funds) including, but not limited to, infrastructure, commodities and private equity/venture capital.
- We will also have the ability to invest in the following:
- Government and corporate bonds: up to 10%.
 - Property: up to 10% (through REITS and/or other charity property funds only).
 - Cash: up to 10%.

The strategic asset mix of the Fund (as defined by the blended benchmark) sets out how the portfolio will be allocated in normal market conditions. However, the Fund is managed on an active basis and when there is a strong sentiment, positive or negative, on a particular asset class or classes, the Investment Manager will actively deviate away from this asset mix and the securities in the underlying indices to try to meet the investment objective.

We identify the long-term investment themes that drive growth and lead to disruption in global economies and industries. We believe that these themes are likely to result in structural consequences for company performance which will be reflected in their share price. We select companies which are most likely to benefit from our investment themes, and are well placed to grow their revenues and cash flows as a result of them, based on our own analysis.

Integral to this analysis is the Sarasin Sustainability Impact Matrix ("SSIM") - an inhouse tool devised to examine and quantify any material environmental, social and/or governance ("ESG") factors. A comprehensive assessment of the related risks and opportunities resulting from these factors that are identified through the SSIM, are then embedded within our financial modelling and analysis of companies.

We undertake fundamental analysis on bond issuers, which includes an evaluation of risks that ESG factors pose. We implement an in-house

scoring system which combines our assessment of the materiality of ESG risks associated with each industry sector with data on each bond issuer to generate an overall issuer-specific ESG rating and only invest in bonds whose issuer has an ESG rating above a predetermined level.

We engage as far as possible with companies to promote actions to mitigate material ESG risks identified with priority given according to the materiality of our concern, the size of our holding, and also our view of the ability for engagement to have a meaningful impact.

Voting is integral to our engagement work and, where we are a shareholder, we seek to ensure our voting is aligned with our engagement priorities.

We avoid companies that are materially engaged in certain sectors, including the production of tobacco, alcohol, armaments, gambling and adult entertainment. Further detail on how we do this is available in the Guide to Ethical Exclusions on our website at www.sarasinandpartners.com.

Derivatives (financial instruments whose value is linked to the expected future price movements of an underlying asset) may be used to meet the Fund's investment objective. They may also be used to assist with the efficient management of the Fund with the aim of reducing risk or costs, managing currency exposures or generating additional capital or income.

The Fund's performance can be assessed by reference to:

- 80.0% - MSCI All Countries World Index;
- 20.0% - SONIA + 2%.

This represents a typical mix of assets held by the Fund.

Distribution Policy

Any income due from your investment is reflected in the value of your units rather than being paid out.

Dealing Frequency

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

Recommendation

The Fund is only available for investment by UK Charities. This Fund may not be appropriate for investors who plan to withdraw their money within 7 years.

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

Risk and Reward Profile

Lower risk ← → Higher risk
Potentially lower reward Potentially higher reward

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, 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 lowest risk number does not mean risk free.

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:

- Emerging markets risk: Emerging markets may face more political, economic or structural challenges than developed markets. Shares may also be less liquid, meaning investments may not be sold quickly enough to prevent or minimize a loss. As a result, investing in emerging markets may involve a higher risk than investing in developed markets.
- Alternatives risk: The fund may invest in alternative assets that are difficult to sell quickly, challenging to value, and subject to higher fees. These assets may also contribute to greater price volatility compared

to traditional assets such as equities, fixed income and cash. Such conditions could lead to unpredictable changes in the value of your holdings.

- Derivatives risk: Derivatives are financial instruments whose value is linked to the expected future price movements of an underlying asset. Derivatives such as futures, forward contracts, options, and swaps may be used to seek to manage risk within the fund, reduce investment costs and generate additional income. However, these strategies may not be successful and could lead to losses greater than the cost of the derivative.
- Exchange Traded Funds (ETFs) risk: ETFs are subject to market fluctuations and the risks of their underlying investments. They are also subject to management fees and other expenses.
- Operational risk: Operational risks arising from failures or delays in processes and systems, or the failure of a third-party provider may affect the value of your investments. If compensation is required to due failures, payments may be delayed.
- Counterparty and settlement risk: The fund could lose money if a counterparty with which it transacts with becomes unwilling or unable to repay money owed to the fund.
- Charges deducted from capital: The fund has charges deducted from capital, which may reduce the potential for growth.
- Further details of the risks that apply to the fund can be found in the fund's Prospectus.

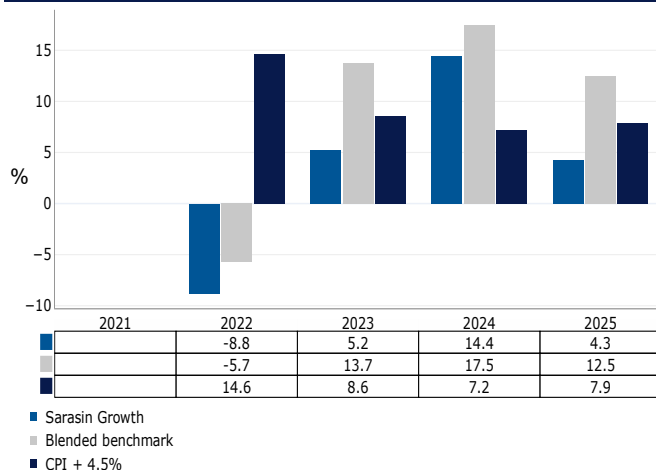
Charges

The charges you pay are used to pay the costs of running the fund

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 information by contacting your financial adviser.	
Charges taken from the Fund over a year	
Ongoing charges	0.88%
Charges taken from the Fund under certain specific conditions	
Performance fee	No charge

- The ongoing charges figure is based on expenses for the twelve month period ending 31/12/2025. This figure may vary from year to year. It excludes: portfolio transaction costs
- We may apply a dilution adjustment to the share price of the fund to cover the dealing costs when there are large inflows and outflows from the fund. This adjustment is in place to protect the value of existing investors' holdings.
- For more information about charges, please refer to the relevant sections of the Prospectus available at www.sarasinandpartners.com

Past Performance



*Source: Morningstar

- The chart shows the Fund's annual performance in GBP for each full calendar year over the period displayed in the chart
- 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 23/09/2021.
- The Unit Class was launched on 23/09/2019.
- The benchmark of this fund has changed over time. Please visit www.sarasinandpartners.com/docs/global/benchmarkhistory for a full history.
- The blended benchmark of 80.0% - MSCI All Countries World Index; 20.0% - SONIA + 2% is the comparator benchmark.
- The target benchmark is the CPI +4.5%.
- Please see the Practical Information section for benchmark definitions.

Practical Information

Depository: NatWest Trustee and Depository Services Limited.

Further Information: You can get further detailed information regarding the Fund, including how to buy, sell and switch units within the Prospectus, the Annual and Semi-annual Reports and Accounts and Company's latest Value Assessment report which are available free of charge from Sarasin & Partners LLP. These are available in English only. You can also call us on 0333 300 0373, or look on our website: www.sarasinandpartners.com for further information including the latest unit prices.

Benchmark: Where applicable, the target benchmark is selected because it is representative of the type of investments in which the Fund is likely to invest, and it is, therefore, an appropriate target in relation to the return that the Fund aims to provide. Where applicable, the comparator benchmark is 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.

Fund Information: The Fund is a sub-fund of Sarasin Charity Authorised Investment Funds which is an umbrella authorised unit trust. It is a non-UCITS retail scheme as defined in the FCA Collective Investment Schemes Handbook. This Non-UCITS Retail Scheme Key Investor Information Document describes a sub-fund under the Sarasin Charity Authorised Investment Funds umbrella and the Prospectus and Annual and Semi-annual Reports will be prepared for the entire range of Sarasin Charity Authorised Investment Funds.

Liability Statement: Sarasin Investment Funds 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.

Fund Liability: The assets of the Fund are segregated from those of the other sub-funds under the Sarasin Charity Authorised Investment Funds umbrella; therefore, the assets of the Fund will not be available to meet a claim of a creditor or another third party made against another sub-fund.

Tax Legislation: The Fund is subject to the tax laws and regulations of the United Kingdom. Depending on your own country of residence, this might have an impact on your investment. For further details you should consult a tax adviser.

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 Share Class: This document contains information on A Acc only which have been selected as a representative share class of the Fund. Other share classes of the Fund are available and further details can be found in the Prospectus.

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, Instrument of Incorporation, Key Investor Information Document and the latest Annual and Semi-annual Reports may be obtained free of charge from the Representative and the Paying Agent in Switzerland.