

Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

Product

Sarasin IE Multi Asset Target Return Class P Accumulating Units (IE00B89QH580)

Sarasin IE Multi Asset Target Return is authorised in Ireland and regulated by the Central Bank of Ireland. The PRIIPs Manufacturer and the Management Company is Waystone Management Company (IE) Limited which is authorised in Ireland and regulated by the Central Bank of Ireland. For more information on this product, please refer to <https://funds.waystone.com/public> or call +353 (0)16192300.

Accurate as of: 29 May 2026

What is this product?

Type

This is an investment fund established as an Open-Ended Unit Trust.

Objectives

Investment objective The Fund seeks to target an annual return (through increases in investment value and income) of 3% per year more than the UK Consumer Price Index (CPI) over a rolling five-year period after deducting fees and costs.

Investment policies The Fund invests in a combination of assets. Predominantly these are shares of companies from around the world, and government and company bonds. The Fund will also invest in units in funds (including those managed by Sarasin), cash and derivatives.

The Trust will seek to achieve a low risk profile using a balanced, multi asset approach, targeting a real return.

The fund is actively managed. Generally, 20%-70% of the Fund's assets will be invested in shares. We carefully select the Fund's investments and have free choice to select companies from any country/region, sector or industry. We identify the long-term investment themes that drive growth and lead to disruption in global economies and industries, and will shape the world in which we live and invest. We select companies based on our own analysis of which are most likely to benefit from our themes, and are well placed to grow their revenues and cash flows as a result of them.

The Investment Manager will assess securities for environmental, social and governance issues and consider Sustainability Risks to inform the security selection in the Fund.

We may only use derivatives to maintain the Fund's value, manage investment risk and to gain cost-effective access to investments. Derivatives are financial contracts whose value is linked to the price of another asset (e.g. indices, rates, share prices, currencies).

Benchmark The benchmark of the fund is CPI + 3%.

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

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

Launch date The Fund was launched on 15/10/2007. The Unit Class was launched on 15/10/2012.

Fund Currency The base currency of the Fund is GBP.

Conversion of units/shares 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.

Asset Segregation The assets and the liabilities of each sub-fund are segregated by law.

Intended retail investor

This product is intended for investors who plan to stay invested for at least 5 years and are prepared to take on a medium-low level of risk of loss to their original capital in order to get a higher potential return. It is designed to form part of a portfolio of investments.

Term

The Fund is open-ended and has no maturity date. Subject to the liquidation, dissolution and termination rights of the board of the Fund as set forth in the Fund prospectus, the Fund cannot be automatically terminated. The PRIIP manufacturer, Waystone Management Company (IE) Limited, is not entitled to terminate the product unilaterally.

Practical information

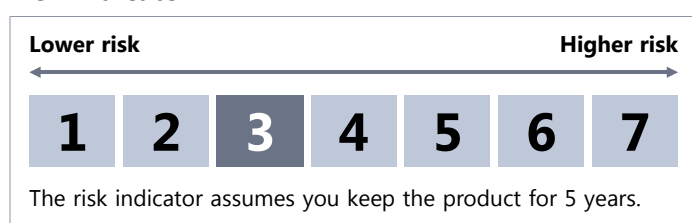
Depository Northern Trust Fiduciary Services (Ireland) Limited.

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.

Representative share classes information Share Class P Accumulating GBP (IE00B89QH580) is representative for Share Class I Accumulating GBP (IE00B8KZ2K44), D Accumulating GBP (IE00BJ3V5967).

What are the risks and what could I get in return?

Risk Indicator



The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you.

We have classified this product as 3 out of 7, which is a medium-low risk class.

This rates the potential losses from future performance at a medium-low level, and poor market conditions are unlikely to impact the capacity of the Fund to pay you.

Be aware of currency risk. In some circumstances, you may receive payments in a different currency, so the final return you will get may depend on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

Beside the risks included in the risk indicator, other risks may affect the fund performance. Please refer to the fund prospectus, available free of charge at www.sarasinandpartners.com.

Performance scenarios

The figures shown include all the costs of the product itself, and includes the costs of your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product over the last 10 years. Markets could develop very differently in the future.

The stress scenario shows what you might get back in extreme market circumstances.

Unfavourable: this type of scenario occurred for an investment between 31 January 2025 and 30 April 2026.

Moderate: this type of scenario occurred for an investment between 31 July 2017 and 29 July 2022.

Favourable: this type of scenario occurred for an investment between 29 April 2016 and 30 April 2021.

Recommended holding period		5 years	
Example Investment		10,000 GBP	
Scenarios		If you exit after 1 year	If you exit after 5 years (recommended holding period)
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress	What you might get back after costs Average return each year	6,793 GBP -32.1%	6,353 GBP -8.7%
Unfavourable	What you might get back after costs Average return each year	8,842 GBP -11.6%	10,362 GBP 0.7%
Moderate	What you might get back after costs Average return each year	10,462 GBP 4.6%	11,373 GBP 2.6%
Favourable	What you might get back after costs Average return each year	11,704 GBP 17.0%	14,185 GBP 7.2%

What happens if Waystone Management Company (IE) Limited is unable to pay out?

The Management Company has no obligation to pay out since the Fund design does not contemplate any such payment being made. You are not covered by any national compensation scheme. To protect you, the assets are held with a separate company, a depositary. Should the Fund default, the depositary would liquidate the investments and distribute the proceeds to the investors. In the worst case, however, you could lose your entire investment.

What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

Costs over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed:

- in the first year you would get back the amount that you invested (0% annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario,
- 10,000 GBP is invested.

	If you exit after 1 year	If you exit after 5 years
Total Costs	132 GBP	727 GBP
Annual cost impact*	1.3%	1.4% each year

(*) This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 4.0% before costs and 2.6% after costs.

Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	0.00% , we do not charge an entry fee.	0 GBP
Exit costs	0.00% , we do not charge an exit fee for this product, but the person selling you the product may do so.	0 GBP
Ongoing costs taken each year		If you exit after 1 year
Management fees and other administrative or operating costs	1.13% of the value of your investment per year. This is an estimate based on actual costs over the last year.	113 GBP
Transaction costs	0.19% of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	19 GBP
Incidental costs taken under specific conditions		If you exit after 1 year
Performance fees	0.00% The actual amount will vary depending on how well your investment performs. The aggregated cost estimation above includes the average over the last 5 years.	0 GBP

How long should I hold it and can I take money out early?

Recommended holding period: 5 years

This product is designed for longer term investments; you should be prepared to stay invested for at least 5 years. However, you can redeem your investment without penalty at any time during this period, or hold the investment longer. Requests for the redemption of Units should be made to the Trusts and requests received on or prior to the relevant Dealing Deadline will be dealt with on the relevant Dealing Day.

How can I complain?

You can send your complaint to the fund's management company as outlined at <https://www.waystone.com/waystone-policies> or under following postal address 35 Shelbourne Rd, Ballsbridge, Dublin, D04 A4E0, Ireland or by e-mail to complianceeurope@waystone.com.

If you have a complaint about the person that advised you about this product, or who sold it to you, they will tell you where to complain.

Other relevant information

Cost, performance and risk The cost, performance and risk calculations included in this key information document follow the methodology prescribed by EU rules.

Performance scenarios You can find previous performance scenarios updated on a monthly basis at <https://funds.waystone.com/public>.

Past performance You can download the past performance over the last 10 years from our website at <https://funds.waystone.com/public>.

Additional information This document is available in English and is free of charge. It describes one of the sub-funds of Sarasin IE Multi Asset Target Return.

Details of Waystone's remuneration policy (including a description of how remuneration and benefits are calculated and the composition of the remuneration committee) are available at <https://www.waystone.com/waystone-policies> or by requesting a paper copy free of charge.

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

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