

FUND AIM

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.

FUND INFORMATION

Price	£23.77
Fund Size	£72.94m
ISIN	IE00B8G43R93
SEDOL	B8G43R9
CitiCode	GTPE
Fund Structure	Unit Trust
Management Company	Sarasin Funds Mgt(Ireland)Ltd
Domicile	Ireland
Base/Share Class Currency	British Pound
Benchmark	S&P Dev Prop (Net TR)
Sector	IA Property Other
Fund Manager(s)	Ben Elwes, Raymond Lahaut
Launch Date	06/12/2004
Share Class Launch date	15/10/2012
For Sale In	United Kingdom, Guernsey, Ireland, Jersey, South Africa
Initial Charge	0.00%
OCF	1.00%
XD Dates	01/01, 01/07
Distribution Dates	27/01, 27/07

FUND STATISTICS

Volatility	16.34
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YIELD INFORMATION

Fund Dividend Yield **3.02%**

FUND PERFORMANCE



● Fund ● Benchmark

CUMULATIVE

	1m	3m	YTD	1yr	3yr	5yr	Since Launch
Fund	-1.22%	4.33%	-10.85%	-10.85%	-4.30%	17.42%	137.65%
Benchmark	1.13%	6.68%	-9.94%	-9.94%	4.12%	32.90%	248.49%

ANNUALISED GROWTH RATE

	3yr (ann)	5yr (ann)	Since Launch (ann)
Fund	-1.46%	3.26%	5.53%
Benchmark	1.35%	5.85%	8.07%

DISCRETE RETURNS - 12 MONTHS ENDING 31 December 2020

	0-12m	12-24m	24-36m	36-48m	48-60m
Fund	-10.85%	11.18%	-3.45%	1.60%	20.77%
Benchmark	-9.94%	17.00%	-1.19%	2.47%	24.56%

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

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. P share launched 15.10.12. Performance prior to this date is from A shares launched 06.12.04. A factsheet for the A share class is available upon request.

Source: Sarasin & Partners LLP and Financial Express. 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 Financial Express and this measurement is expressed using the standard deviation of the Fund's UK Stg 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 named Sarasin IE Real Estate Equity - Global (GBP) Fund. *Accumulation Dividends are reinvested back into the fund, Income units are paid out to investors.

GEOGRAPHIC ALLOCATION (%)

- United States **54.0%**
- Europe Ex-UK **20.8%**
- Japan **8.5%**
- Hong Kong **7.2%**
- Australia **6.9%**
- Singapore **2.7%**



Industrial Sector Allocation (%)

- Residential **31.4%**
- Specialized **16.7%**
- Industrial **16.1%**
- Diversified **14.4%**
- Office **11.7%**
- Retail **5.4%**
- Health Care **4.3%**



Top 10 Holdings

PROLOGIS INC	9.2%
GOODMAN GROUP	6.8%
EQUINIX INC	6.4%
VONOVIA SE	6.2%
DEUTSCHE WOHNEN SE	4.9%
LEG IMMOBILIEN AG	4.6%
ALEXANDRIA REAL ESTATE EQUITIES	4.3%
LIFE STORAGE INC	3.8%
CAMDEN PROPERTY TRUST	3.6%
MITSUBISHI ESTATE CO LTD	3.4%

Risk Profile

Lower risk Potentially lower reward **Higher risk** Potentially higher reward



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.

CONTACT US

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For further details please see the full Prospectus, Additional Information Document and KIID as well as the Semi Annual and Annual Reports which are available from the above website.

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The investments of the fund are subject to normal market fluctuations. The value of the investments of the fund and the income 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 guide to future returns and may not be repeated.

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 REITs include 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. For efficient portfolio management the Fund may invest in derivatives. The value of these investments may fluctuate significantly, but the overall intention of the use of derivative techniques is to reduce volatility of returns.

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This document does not explain all the risks involved in investing in the fund and therefore you should ensure that you read the prospectus and the Key Investor Information document which contain further information including the applicable risk warnings. The prospectus, the Key Investor Information document as well as the annual and semi-annual reports are available free of charge from www.sarasinandpartners.com or from Sarasin & Partners LLP, Juxon House, 100 St Paul's Churchyard, London, EC4M 8BU, Telephone +353 1 434 5111, Telefax +353 1 434 5264. Telephone calls may be recorded.

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