

**Sarasin IE Sustainable Global Real Estate Equity (the Trust)**

**Supplement to the Prospectus dated 10 May 2019**

This Supplement contains specific information in relation to Sarasin IE Sustainable Global Real Estate Equity (the **Trust**) an open-ended investment unit trust governed by the laws of Ireland and authorised by the Central Bank of Ireland (the **Central Bank**).

**This Supplement forms part of and should be read in conjunction with the Prospectus dated 10 May 2019.**

The Directors of the Manager, whose names appear under the section entitled “**Directors of the Manager**” in the Prospectus, accept responsibility for the information contained in the Prospectus and this Supplement. To the best of the knowledge and belief of the Directors (who have taken all reasonable care to ensure that such is the case) such information is in accordance with the facts and does not omit anything likely to affect the import of such information. The Directors accept responsibility accordingly.

Words and expressions defined in the Prospectus shall, unless the context otherwise requires, have the same meaning when used in this Supplement.

**Dated: 25 November 2020**

A&L Goodbody

**DIRECTORY**

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## 1. INVESTMENT OBJECTIVE, POLICIES AND STRATEGIES

### Investment Objective

The investment objective of the Trust is to achieve long term capital growth.

### Investment Policy

The Trust will seek to achieve its investment objective mainly through investment in a broad portfolio of international real estate investment trusts (**REITs**), other closed-ended property related funds and equity securities of companies whose activities are concentrated mainly in the real estate sector. Such companies will be involved in land development or will earn income from letting land or properties which take ecological and social sustainability issues into account in their business operations. The REITs, equities or closed-ended funds in which the Trust may invest will be principally quoted on a Regulated Market.

To a lesser extent (and in any event, no more than 15% of the Net Asset Value) the Trust may invest in fixed and floating rate, government and corporate bonds, public securities and convertible bonds or warrants. Such debt securities must have a minimum credit rating of BBB as rated by Standard & Poor's, Moody's or an equivalent credit rating agency. The Trust may also where the Investment Manager considers it appropriate undertake currency hedging.

The Trust may also employ financial derivative instruments (**FDIs**) including futures, forward contracts, options and swaps for efficient portfolio management purposes. The use of such instruments is more particularly described under the headings **Efficient Portfolio Management and Financial Derivative Instruments** below and in the Prospectus and will at all times be in accordance with the conditions and limits laid down by the Central Bank from time to time. For example, the Investment Manager may buy and sell future contracts and forwards in order to maintain a fully invested position while at the same time accommodating liquidity requirements.

Repurchase and reverse repurchase transactions are permitted subject to the conditions and within the limits set out in the Central Bank UCITS Regulations for efficient portfolio management purposes only. It is not anticipated that the Trust will be leveraged as a result of such transactions. Any revenues arising from repurchase and reverse repurchase agreements will, after deduction of any expenses and fees, be returned to the Trust. These direct and indirect operational costs will not contain any hidden revenue

The Trust may also invest in both UCITS and AIF collective investment schemes in accordance with its investment objective and subject to the Investment Restrictions as set out in the Prospectus. The Trust may invest in UCITS collective investment schemes in order to maintain a fully invested position while at the same time accommodating liquidity requirements. The Trust may also invest in AIF collective investment schemes, to gain exposure to property related securities. Such collective investment schemes may include UCITS which may be domiciled anywhere in the EU, other open and closed-ended collective investment schemes that may be constituted as investment companies, unit trusts, limited partnerships or other typical fund structures that satisfy the requirements of the Central Bank, such as (i) schemes established in Guernsey and authorised as Class A Schemes; (ii) schemes established in Jersey as Recognised Funds; and (iii) schemes established in the Isle of Man as Authorised Schemes..

The Trust may also hold and invest in ancillary liquid assets such as bank deposits, fixed or floating rate instruments including but not limited to commercial paper, floating rate notes, certificates of deposit, freely transferable promissory notes and short-term government or corporate bonds in the interests of efficient management of the Trust's assets.

The transferable securities and other assets in which the Trust may invest will be principally quoted, or dealt in, on a Regulated Market, as set out in Schedule 1 of the Prospectus.

## 2. EFFICIENT PORTFOLIO MANAGEMENT AND FINANCIAL DERIVATIVE INSTRUMENTS

The Manager currently employs a risk management process relating to the use of FDIs on behalf of the Trust which details how it accurately measures, monitors and manages the various risks associated with FDIs. The Manager will on request provide supplementary information to Unitholders relating to the risk management methods employed, including the quantitative limits that are applied and any recent

developments in the risk and yield characteristics of the main categories of investments in respect of the Trust.

The following is a description of the types of FDIs which may be used for efficient portfolio management purposes by the Trust:

**Futures:** Futures contracts are standardised, exchange-traded contracts between two parties to buy or sell a specified asset at an agreed upon price at a specified future date. The underlying reference asset can be a single asset, basket or index and contracts are marked-to-market daily, reducing counterparty risk.

The Trust may use futures contracts to hedge against market or price risk or allow it to gain exposure to the underlying equity market. The Trust may also use Futures to equitise cash balances, both pending investment of a cash flow or with respect to fixed cash targets or alternatively to reduce financial exposures in an effort to reduce either absolute or relative exposure. Frequently, using futures to achieve a particular strategy instead of using the underlying or related equity security results in lower transaction costs being incurred and less disruption to the underlying assets of a portfolio.

**Forwards:** A forward contract is a non-standardised, negotiated, over-the-counter contract between two parties to buy or sell an asset at a specified future time at a price agreed upon today. Most typically, the underlying assets are currencies, although forwards can be structured on other assets, baskets, indices or reference securities. Forward contracts may be cash or physically settled between the parties and these contracts cannot be transferred.

The Trust's use of forward foreign exchange contracts may include altering the currency exposure of securities held, hedging against exchange risks, increasing exposure to a currency, shifting exposure to currency fluctuations from one currency to another and hedging classes denominated in a currency (other than the Base Currency) to the Base Currency. Other forward contracts, including equity, basket and index, could potentially be used to alter the currency, hedging against financial risks, or increase exposure to an asset.

Notwithstanding anything to the contrary contained in this Prospectus, for so long as the Trust is marketed in South Africa and until such time as the South African Financial Sector Conduct Authority's rules as set under the Collective Investment Schemes Control Act 45 of 2002 are extended to be in line with the Regulations, the Trust may only make investments in OTC derivatives instruments for forward currencies, interest rate or exchange rate swaps.

**Options:** Option contracts give their holders the right, but not the obligation, to engage in a transaction on an asset, most typically to buy or sell a specific amount of a reference asset at or before a predetermined date at a pre-specified price. There are two basic forms of options: put options and call options. Put options are contracts that give the buyer the right, but not the obligation, to sell to the seller of the contract, a specific quantity of a particular product or financial instrument at a specified price. Call options are contracts sold for a premium that give the buyer the right, but not the obligation, to buy from the seller of the option. In return for granting the option the seller of the option collects a payment, or premium, from the buyer. Options may be cash or physically settled.

The Trust may use options in isolation, or in combination with equities, to more efficiently express a view in a given position, to generate income, or to protect financial risk of equities. If a price target is known, for example, and optionality is deemed expensive, a call option might be sold against that asset. If a security is deemed advantageous to a portfolio but considerable downside risk is seen by the portfolio manager, a long put position can be used against the long position to protect against short-term price risk. The Trust may be a seller or buyer of put and call options.

**Swaps:** A standard swap is an agreement between two counterparties in which the cash flows from two assets are exchanged as they are received for a fixed time period, with the terms initially set so that the present value of the swap is zero. The Trust may enter into swaps, including, but not limited to, equity swaps, swaptions, interest rate swaps or currency swaps and other derivative instruments to hedge existing long positions. Swaps may extend over substantial periods of time, and typically call for the making of payments on a periodic basis. Swaptions are contracts whereby one party receives a fee in return for agreeing to enter into a forward swap at a predetermined fixed rate if some contingency event occurs (normally where future rates are set in relation to a fixed benchmark).

Interest rate swaps involve the exchange by a Trust with another party of their respective commitments to make or receive interest payments (e.g. an exchange of fixed rate payments for floating rate payments). On each payment date under an interest rate swap, the net payments owed by each party, and only the net amount, is paid by one party to the other. Currency swaps are agreements between two parties to exchange future payments in one currency for payments in another currency. These agreements are used to transform the currency denomination of assets and liabilities. Unlike interest rate swaps, currency swaps must include an exchange of principal at maturity.

### **Calculation of Global Exposure**

The Investment Manager uses a risk management technique known as value-at-risk (**VaR**) to measure the Trust's global exposure and to seek to ensure that the use of FDIs by the Trust is within regulatory limits. The Investment Manager will use the relative VaR measure. The relative VaR on the Trust's portfolio is calculated to ensure that it never exceeds two times that of the S&P Developed Property (Net Total Return) index. VaR calculations will be carried out daily using a one tailed 99% confidence level for a holding period of 20 business days and a historical observation period of 250 business days.

### **Leverage**

The use of FDIs will result in the creation of leverage. The level of leverage (calculated as the sum of all the gross notionals of all FDIs) is not expected to be in excess of 200% of the Net Asset Value of the Trust under normal circumstances, but investors should note the possibility of higher leverage levels in certain circumstances.

## **3. INVESTMENT RESTRICTIONS**

The general investment restrictions are set out under the heading "Investment Restrictions" in the Prospectus.

In addition, the following investment restrictions will apply to the Trust:

In order to be a target investment for other UCITS, the Trust will not invest more than 10% of its Net Asset Value in units or shares of other UCITS or other collective investment schemes.

## **4. BORROWING**

In accordance with the general provisions set out in the Prospectus under the heading Borrowing and Lending Powers, the Trust may borrow up to 10% of its total Net Asset Value on a temporary basis and not for speculative purposes.

Notwithstanding anything to the contrary contained in this Prospectus, for so long as the Trust is marketed in South Africa and until such time as the South African Financial Sector Conduct Authority's rules as set under the Collective Investment Schemes Control Act 45 of 2002 are extended to be in line with the Regulations, the Manager will refrain from effecting borrowings for the purpose of gearing up the investment exposure and may only incur borrowing on a short term basis to meet the payment of proceeds upon the redemption of Units pending receipt of the proceeds from the realisation of securities. All costs so incurred will be borne by the Trust.

## **5. PROFILE OF A TYPICAL INVESTOR**

Investment in the Trust is suitable for investors seeking long-term capital growth.

## **6. RISK FACTORS**

The general risk factors set out in the "Risk Factors" section of the Prospectus apply to the Trust. In addition, the following risk factors apply to the Trust. These risk factors may not be a complete list of all risk factors associated with an investment in the Trust.

The Trust will invest primarily in securities issued by companies whose activities are real estate related. Risks associated with investing in the securities of companies in the real estate industry 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.

The Trust may issue classes denominated in a currency other than the Base Currency and accordingly the value of the Unitholder's investment in such a class may be affected favourably or unfavourably by fluctuations in the rates of the two different currencies. For example, a Unitholder may not benefit if the class currency falls against the Base Currency and/or the currency in which the assets of the Trust are denominated.

## **7. DIVIDEND POLICY**

The Directors may declare dividends semi-annually on or about 30 June and 31 December in each year to the Unitholders of the Income Units out of the profits of the Trust attributable to the Income Units, in accordance with the terms of the Prospectus.

The profits attributable to the Accumulating Units in the Trust shall be retained within the Trust and will be reflected in the value of the Accumulating Units.

## **8. KEY INFORMATION FOR SUBSCRIBING AND REDEEMING**

### **Unit Classes**

#### **(Income Units)**

Class A Income Units  
Class A USD Income Units  
Class F Income Units  
Class I Income Units  
Class I EUR Income Units  
Class I USD Income Units  
Class P Income Units  
Class P USD Income Units  
Class X Income Units  
Class X USD Income Units  
Class Z Income Units  
Class Z USD Income Units

#### **(Accumulating Units)**

Class A Accumulating Units  
Class A EUR Accumulating Units  
Class A USD Accumulating Units  
Class F Accumulating Units  
Class I Accumulating Units  
Class I EUR Accumulating Units  
Class I USD Accumulating Units  
Class P Accumulating Units  
Class P EUR Accumulating Units  
Class P USD Accumulating Units  
Class V Accumulating Units  
Class V EUR Accumulating Units  
Class X Accumulating Units  
Class X EUR Accumulating Units  
Class Z Accumulating Units

## **Base Currency**

Sterling

## **Initial Issue Price**

The Initial Issue Price in respect of Class A USD Income Units, Class I USD Income Units, Class P USD Income Units, Class X USD Income Units and Class Z USD Income Units will be at the prevailing Net Asset Value per unit of the Class A Income Units, Class I Income Units, Class P Income Units, Class X Income Units and Class Z Income Units of Sarasin IE Global Real Estate Equity (USD), a standalone open-ended investment unit trust, which will be available from the Administrator on request.

The Initial Issue Price in respect of Class A USD Accumulating Units and the Class P USD Accumulating Units will be at the prevailing Net Asset Value per unit of the Class A Accumulating Units and the Class P Accumulating Units of Sarasin IE Global Real Estate Equity (USD), a standalone open-ended investment unit trust, which will be available from the Administrator on request.

The Initial Issue Price in respect of Class P EUR Accumulating Units will be at the prevailing Net Asset Value per unit of the Class P EUR Accumulating Units of Sarasin IE Global Real Estate Equity (USD), a standalone open-ended investment unit trust, which will be available from the Administrator on request.

The Initial Issue Price in respect of Class V Accumulating Units and Class V EUR Accumulating Units will be £1.

## **Initial Offer Period**

The initial offer period in respect of the Class A USD Income Units, Class I USD Income Units, Class P USD Income Units, Class X USD Income Units, Class Z USD Income Units, Class A USD Accumulating Units, the Class P USD Accumulating Units, Class P EUR Accumulating Units, Class V Accumulating and Class V EUR Accumulating Units will be from 9.00 a.m. (GMT) on 26 November 2020 to 5.00 p.m. (GMT) on 25 May 2021 (or such shorter or longer period as the Manager may determine and notify to the Central Bank). After the Initial Offer Period, the Trust will be continuously open for subscriptions at each Dealing Day.

## **Business Day**

Any day other than a Saturday or Sunday on which commercial banks are open for business in Dublin.

## **Dealing Day**

The Dealing Days for the Trust will be each Business Day and such other Business Days(s) as the Manager may determine and notify in advance to Unitholders.

## **Dealing Deadline**

In relation to applications for subscription or redemption of Units, 12 noon (GMT) on the relevant Dealing Day although the Directors of the Manager may agree to waive the notice period at their discretion provided such applications are received before the Valuation Point for the relevant Dealing Day.

## **Valuation Point**

The point in time by reference to which the Net Asset Value of the Trust is calculated which, unless otherwise specified by the Directors of the Manager (and notified in advance to Unitholders) with the approval of the Trustee, shall be 12 noon (GMT) on the relevant Dealing Day.

## **Minimum Initial Investment Amount**

Class A Income Units	£1,000
Class A Accumulating Units	£1,000
Class F Income Units	£1,000
Class F Accumulating Units	£1,000
Class I Income Units	£1,000,000
Class I Accumulating Units	£1,000,000
Class P Income Units	£1,000
Class P Accumulating Units	£1,000

Class X Income Units	£1,000
Class X Accumulating Units	£1,000
Class Z Income Units	£1,000
Class Z Accumulating Units	£1,000
Class A EUR Accumulating Units	€1,000
Class I EUR Income Units	€1,000,000
Class I EUR Accumulating Units	€1,000,000
Class P EUR Accumulating Units	€1,000
Class V Accumulating Units	£1,000
Class V EUR Accumulating Units	€1,000
Class X EUR Accumulating Units	€1,000
Class A USD Income Units	\$1,000
Class A USD Accumulating Units	\$1,000
Class I USD Income Units	\$1,000,000
Class I USD Accumulating Units	\$1,000,000
Class P USD Income Units	\$1,000
Class P USD Accumulating Units	\$1,000
Class X USD Income Units	\$1,000
Class Z USD Income Units	\$1,000

or its equivalent in the relevant currency or such lesser amounts as the Directors of the Manager may, in consultation with the Investment Manager, at their absolute discretion, decide.

Please note that:

Class P Units may only be held by investors who subscribe through a Platform Service.

It is expected that the Platform Service will provide straight-through processing using industry-standard systems and that underlying client trades will be aggregated to provide bundled dealing. Investment in Class P Units by other investors may be accepted by the Manager at its discretion.

Class X USD Income Units and Class Z Income Units may only be held by investors who have a discretionary investment management arrangement with the Investment Manager or who are otherwise clients of the Investment Manager. Investment in Class X USD Income Units and Class Z Income Units by other investors may be accepted by the Manager at its discretion.

Class V Units in any currency, whether hedged or unhedged, may only be held by investors who have a discretionary investment management arrangement with specific providers of independent advisory services or discretionary investment management services who have entered into an agreement with the Investment Manager. Investment in Class V Units by other investors may be accepted by the Manager at its discretion.

### **Preliminary Charge**

No preliminary charge will be levied by the Manager in respect of any Class of Units of the Trust.

### **Issue Price**

Following the close of the Initial Offer Period, the Issue Price is the Net Asset Value per Unit.

To preserve the value of the underlying assets, the Manager may make a dilution adjustment to the Net Asset Value per Unit when there are significant net subscriptions which the Manager considers represents an appropriate figure to cover dealing costs and to preserve the value of the underlying assets of the Trust as set out in the section entitled “**Dilution Adjustment**” within the Prospectus. Any such charge will be retained for the benefit of the Trust and the Manager reserves the right to waive the application of a dilution adjustment at any time. The dilution adjustment may be waived where subscription/redemptions are settled in specie or where the Trust has sufficient cash to pay redemption proceeds from cash (rather than selling assets to raise the cash). Therefore the Trust would not incur costs and could waive the adjustment in specific instances.

### **Redemption Price**

The redemption price is the Net Asset Value per Unit.

To preserve the value of the underlying assets, the Manager may make a dilution adjustment to the Net Asset



Value per Unit when there are significant net redemptions which the Manager considers represents an appropriate figure to cover dealing costs and to preserve the value of the underlying assets of the Trust as set out in the section entitled "Dilution Adjustment" within the Prospectus. Any such charge shall be retained for the benefit of the Trust and the Manager reserves the right to waive the application of a dilution adjustment at any time. The dilution adjustment may be waived where subscription/redemptions are settled in specie or where the Trust has sufficient cash to pay redemption proceeds from cash (rather than selling assets to raise the cash). Therefore the Trust would not incur costs and could waive the adjustment in specific instances.

### Settlement Date

In respect of receipt of monies for subscription for Units, the Settlement Date shall be three Business Days following the relevant Dealing Day and in respect of dispatch of monies for the redemption of Units, the Settlement Date shall normally be three Business Days following the relevant Dealing Day.

### Minimum Net Asset Value

£5,000,000 subject to the discretion of the Manager.

## 9. CHARGES AND EXPENSES

### Fees of the Manager and the Investment Manager

The Manager will be entitled to receive out of the assets of the Trust an annual fee as follows:

Class	% of Net Asset Value (plus VAT if any)
Class A Income Units	1.50%
Class A Accumulating Units	1.50%
Class F Income Units	1.00%
Class F Accumulating Units	1.00%
Class I Income Units	0.85%
Class I Accumulating Units	0.85%
Class P Income Units	0.75%
Class P Accumulating Units	0.75%
Class X Income Units	1.35%
Class X Accumulating Units	1.35%
Class Z Income Units	0.00%
Class Z Accumulating Units	0.00%
Class A EUR Accumulating Units	1.50%
Class I EUR Income Units	0.85%
Class I EUR Accumulating Units	0.85%
Class P EUR Accumulation Units	0.75%
Class V Accumulating Units	0.40%
Class V EUR Accumulating Units	0.40%
Class X EUR Accumulating Units	1.35%
Class A USD Income Units	1.50%
Class A USD Accumulation Units	1.50%
Class I USD Income Units	0.85%
Class I USD Accumulating Units	0.85%
Class P USD Income Units	0.75%
Class P USD Accumulation Units	0.75%
Class X USD Income Units	1.35%
Class Z USD Income Units	0.00%

Such fee shall be calculated on the last Business Day in each period of one month, shall accrue daily and shall be payable on the ninetieth day after receipt of a correct invoice. The Manager shall also be entitled to be reimbursed out of the assets of the Trust for all reasonable out-of-pocket expenses. The Manager shall discharge all fees payable to the Investment Manager from its own fee.

Expenses may be charged to the capital of the Fund so that a higher than market average distribution of income can be achieved. This may have the effect of lowering the capital value of a Unitholder's investment by forgoing the potential for future capital growth.

The Manager will also be entitled to receive out of the assets of the Trust an annual fee the (“**Fixed Rate Operating Charge**”) from which it will discharge certain fees and expenses, as disclosed in the Prospectus. The limits applicable to the Fixed Rate Operating Charge in respect of the Trust are as follows:

<b>Class</b>	<b>% of Net Asset Value (plus VAT if any)</b>
Class A Income Units	0.25%
Class A Accumulating Units	0.25%
Class F Income Units	0.25%
Class F Accumulating Units	0.25%
Class I Income Units	0.15%
Class I Accumulating Units	0.15%
Class P Income Units	0.25%
Class P Accumulating Units	0.25%
Class X Income Units	0.25%
Class X Accumulating Units	0.25%
Class Z Income Units	0.18%
Class Z Accumulating Units	0.18%
Class A EUR Accumulating Units	0.25%
Class I EUR Income Units	0.15%
Class I EUR Accumulating Units	0.15%
Class P EUR Accumulating Units	0.25%
Class V Accumulating Units	0.15%
Class V EUR Accumulating Units	0.15%
Class X EUR Accumulating Units	0.25%
Class A USD Income Units	0.25%
Class A USD Accumulating Units	0.25%
Class I USD Income Units	0.15%
Class I USD Accumulating Units	0.15%
Class P USD Income Units	0.25%
Class P USD Accumulating Units	0.25%
Class X USD Income Units	0.25%
Class Z USD Income Units	0.18%

In addition, the Trustee shall be entitled to a transaction fee for each transaction conducted pursuant to the Trust Deed. Such fees and charges shall accrue daily and be calculated on the last Business Day in each period of one month and shall be payable on the ninetieth day after receipt of a correct invoice. The Trustee and Administrator shall also be entitled to be reimbursed out of the assets of the Trust for all reasonable out-of-pocket expenses incurred by them in the performance of their duties. The fees of any sub-custodian shall be discharged by the Trustee out of its own fee. The Investment Manager may, in its sole discretion, discharge all or part of any fees or expenses that may become due to the Trustee and/or the Administrator.

### **Fees of Underlying Collective Investment Schemes**

Where the Trust invests in other UCITS or open-ended collective investment undertakings or both, management fees will be charged at the underlying fund level. It is expected that the maximum level of management fees (excluding any additional performance fees that might be payable) that may be charged to the Trust by the underlying collective investment schemes in which it currently intends to invests in will not exceed 2% per annum of the net asset value of the relevant collective investment scheme.

### **Other Fees and Expenses**

Any other fees and expenses payable out of the assets of the Trust are set out in the Prospectus under the heading “Fees and Expenses”.