

SARASIN IE SUSTAINABLE GLOBAL REAL ESTATE EQUITY A ACC USD

SARASIN

Factsheet | 31 October 2022

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	\$10.01
Fund Size	£84.35m
ISIN	IE00BMFX1S26
SEDOL	BMFX1S2
CitiCode	R3WL
Fund Structure	Unit Trust
Management Company	Waystone Management Company (IE) Limited
Domicile	Ireland
Base/Share Class Currency	US Dollar
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	24/06/2020
For Sale In	United Kingdom, Guernsey, Ireland, Jersey, South Africa
Initial Charge	0.00%
OCF	1.75%
XD Dates	01/01, 01/07
Distribution Dates	27/01, 27/07

FUND STATISTICS

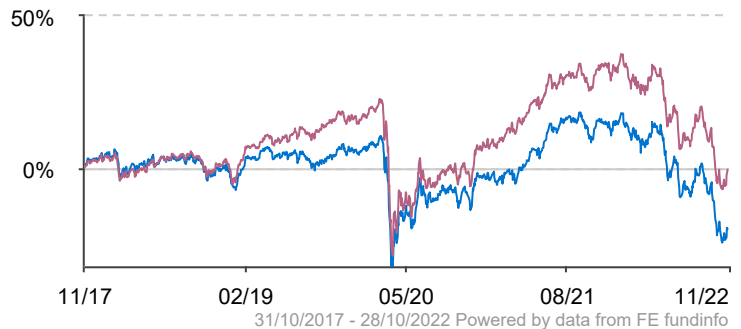
Alpha -2.61

RATINGS

YIELD INFORMATION

Fund Dividend Yield **2.94%**

FUND PERFORMANCE



● Fund ● Benchmark

CUMULATIVE

	1m	3m	YTD	1yr	3yr	5yr	Since Launch
Fund	1.01%	-19.95%	-32.34%	-31.26%	-25.69%	-20.11%	0.12%
Benchmark	2.98%	-15.66%	-27.87%	-24.95%	-16.26%	-0.77%	69.30%

ANNUALISED GROWTH RATE

	3yr (ann)	5yr (ann)	Since Launch (ann)
Fund	-9.42%	-4.39%	0.01%
Benchmark	-5.74%	-0.15%	3.26%

DISCRETE RETURNS - 12 MONTHS ENDING 30 September 2022

	0-12m	12-24m	24-36m	36-48m	48-60m
Fund	-28.73%	25.46%	-15.15%	2.87%	1.98%
Benchmark	-23.17%	29.26%	-16.13%	12.65%	2.39%

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

Source: Sarasin & Partners LLP and FE FundInfo. Annualised Growth Rate (AGR) is the increase or decrease in value of an investment, expressed as a percentage per year. The yields quoted have been calculated using price information as at the date of publication - they are not guaranteed. 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 share class dividends are reinvested back into the fund and income share class dividends are paid out to investors.



GEOGRAPHIC ALLOCATION (%)

- United States **53.8%**
- Europe Ex-UK **16.8%**
- Pacific Basin Ex-Japan **14.0%**
- Japan **8.1%**
- United Kingdom **7.3%**



Industrial Sector Allocation (%)

- Residential **24.4%**
- Industrial **21.4%**
- Office **17.9%**
- Health Care **5.2%**
- Retail **2.4%**
- Other **28.6%**



Top 10 Holdings

PROLOGIS INC	8.8%
ALEXANDRIA REAL ESTATE EQUITIES	5.7%
VONOVIA SE	5.3%
EQUINIX INC	5.0%
GOODMAN GROUP	4.6%
CTP NV	4.5%
MITSUI FUDOSAN CO LTD	4.2%
LEG IMMOBILIEN SE	4.0%
MITSUBISHI ESTATE CO LTD	4.0%
SEGRO PLC	3.7%

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 6 reflecting observed historical returns. The fund is in this category because it has shown higher levels of volatility historically.

CONTACT US

Marketing Enquiries

T: +44 (0) 207 038 7000

E: marketing@sarasin.co.uk

W: www.sarasinandpartners.com

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.

If you are a private investor, you should not act or rely on this document but should contact your professional adviser. This promotion has been issued by Sarasin & Partners LLP of Juxon House, 100 St Paul's Churchyard, London, EC4M 8BU, a limited liability partnership registered in England & Wales with registered number 0C329859 which is authorised and regulated by the Financial Conduct Authority with firm reference number 475111.

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.

All details in this document are provided for marketing and information purposes only and should not be misinterpreted as investment advice or taxation advice.

This document is not an offer or recommendation to buy or sell shares in the fund. You should not act or rely on this document but should seek independent advice and verification in relation to its contents. Neither Sarasin & Partners LLP nor any other member of Bank J. Safra Sarasin Ltd. nor Ethical Money Limited accepts any liability or responsibility whatsoever for any consequential loss of any kind arising out of the use of this document or any part of its contents. The views expressed in this document are those of Sarasin & Partners LLP and these are subject to change without notice.

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.

Where the data in this document comes partially from third party sources the accuracy, completeness or correctness of the information contained in this publication is not guaranteed, and third party data is provided without any warranties of any kind. Sarasin & Partners LLP shall have no liability in connection with third party data.

© 2022 Sarasin & Partners LLP - all rights reserved. This document can only be distributed or reproduced with permission from Sarasin & Partners LLP.

