

SARASIN IE THEMATIC GLOBAL REAL ESTATE EQUITY A ACC USD

Factsheet | 31 March 2025

SARASIN

FUND AIM

The Fund seeks to provide long-term growth through investment in the shares of global real estate companies and global real estate investment trusts, which have an above average ESG profile when compared to other issuers in the global real estate sector.

FUND INFORMATION

| | |
|---------------------------|---|
| Price | \$11.53 |
| Fund Size | £32.60m |
| 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, Robert Wilson |
| 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 | -0.08 |
|-------|-------|

RATINGS

YIELD INFORMATION

Fund Dividend Yield **3.28%**

FUND PERFORMANCE



● Fund ● Benchmark

CUMULATIVE

| | 1m | 3m | YTD | 1yr | 3yr | 5yr | Since Launch |
|-------------|--------|-------|-------|-------|---------|--------|--------------|
| Fund | -1.84% | 3.45% | 3.45% | 1.12% | -19.30% | 15.21% | 15.27% |
| Benchmark | -2.31% | 1.52% | 1.52% | 3.95% | -10.92% | 37.44% | 100.66% |

ANNUALISED GROWTH RATE

| | 3yr (ann) | 5yr (ann) | Since Launch (ann) |
|-------------|-----------|-----------|--------------------|
| Fund | -6.90% | 2.87% | 0.76% |
| Benchmark | -3.78% | 6.57% | 3.77% |

DISCRETE RETURNS - 12 MONTHS ENDING 31 March 2025

| | 0-12m | 12-24m | 24-36m | 36-48m | 48-60m |
|-------------|-------|--------|---------|--------|--------|
| Fund | 1.12% | 11.16% | -28.21% | 13.41% | 25.89% |
| Benchmark | 3.95% | 9.18% | -21.51% | 14.50% | 34.75% |

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. The Fund Dividend Yield reflects distributions paid or declared over the past 12 months as a percentage of the share price as at the latest Ex-Dividend (XD) date.



GEOGRAPHIC ALLOCATION (%)

- United States **47.1%**
- Europe Ex-UK **17.3%**
- Japan **14.1%**
- Pacific Basin Ex-Japan **12.5%**
- United Kingdom **8.9%**



Industrial Sector Allocation (%)

- Residential **22.3%**
- Industrial **20.7%**
- Health Care **13.6%**
- Office **11.7%**
- Retail **4.3%**
- Other **27.5%**



Top 10 Holdings

| | |
|---------------------------|-------------|
| PROLOGIS INC | 8.1% |
| MITSUI FUDOSAN CO LTD | 5.4% |
| WELLTOWER INC | 5.0% |
| MITSUBISHI ESTATE CO LTD | 4.8% |
| HEALTHPEAK PROPERTIES INC | 4.5% |
| EQUINIX INC | 4.3% |
| LINK REIT | 4.3% |
| VONOVIA SE | 4.2% |
| VENTAS INC | 4.0% |
| NIPPON PROLOGIS REIT INC | 3.9% |

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.

This document is intended for retail investors. You should not act or rely on this document but should contact your professional adviser.

This document 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 and Wales with registered number 00329859, and which is authorised and regulated by the Financial Conduct Authority with firm reference number 475111.

This document has been prepared for marketing and information purposes only and is not a solicitation, or an offer to buy or sell any security. The information on which the material is based has been obtained in good faith, from sources that we believe to be reliable, but we have not independently verified such information and we make no representation or warranty, express or implied, as to its accuracy. All expressions of opinion are subject to change without notice. This document should not be relied on for accounting, legal or tax advice, or investment recommendations. Reliance should not be placed on the views and information in this material when taking individual investment and/or strategic decisions.

The value of investments and any income derived 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 reliable indicator of future results and may not be repeated. Forecasts are not a reliable indicator of future performance.

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 Real Estate Investment Trusts (REITs) include, but are not limited to, 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 Fund may invest in derivatives for efficient portfolio management purposes. This means Derivatives can only be used to manage the Fund more efficiently in an attempt to reduce the overall risk of its investments, reduce the costs of investing or generate additional capital or income, although this may not be achieved and may create losses greater than the cost of the derivative. This Fund is domiciled in Ireland and authorised by the Central Bank of Ireland. It is not authorised in the UK, but is recognised under the Financial Conduct Authority's Overseas Funds Regime and section 271A of the Financial Services and Markets Act 2000.

This Fund is managed by Waystone Management Company (IE) Limited (the "Manager"), which is incorporated in Ireland and authorised by the Central Bank of Ireland. Northern Trust Fiduciary Services (Ireland) Limited is the appointed Trustee pursuant to the relevant Trust Deeds and is incorporated in Ireland and authorised by the Central Bank of Ireland. The Manager has appointed the Investment Manager, Sarasin & Partners LLP as the UK representative of this Fund.

UK investors should be aware that if they invest in this Fund, they will not be able to refer a complaint against the Manager or the Trustee to the UK Financial Ombudsman Service.

Any claims for losses relating to the Manager or the Trustee will not be covered by the UK Financial Services Compensation Scheme, in the event that either entity should become unable to meet its liabilities to investors.

Prospective investors should consider obtaining financial advice from an independent financial adviser before deciding to invest.

This document does not explain all the risks involved in investing in this 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 pertaining to this Fund 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 +44 (0)20 7038 7000 (telephone calls may be recorded).

Persons domiciled in the US and/or are US nationals are not permitted to hold shares in this Fund and shares may not be publicly sold, offered or issued to anyone residing in the US or to US nationals. This publication is intended for retail investors in the UK and Ireland only. Neither Sarasin & Partners LLP nor any other member of the J. Safra Sarasin Holding Ltd group 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 use of this document should not be regarded as a substitute for the exercise by the recipient of their own judgement. Sarasin & Partners LLP and/or any person connected with it may act upon or make use of the material referred to herein and/or any of the information upon which it is based, prior to publication of this document.

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.

© 2025 Sarasin & Partners LLP – all rights reserved. This document can only be distributed or reproduced with permission from Sarasin & Partners LLP. Please contact marketing@sarasin.co.uk.

