

This is a marketing communication. Please refer to the prospectus of the UCITS and to the KIID / KID before making any final investment decisions.

SARASIN

SARASIN IE THEMATIC GLOBAL REAL ESTATE EQUITY A ACC USD

Factsheet | 31 January 2026

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. The fund is actively managed. The comparator benchmark for the fund is referenced in the Fund Information section below. It has been selected because the Investment Manager and the Manager believe that the benchmark is a suitable comparison for performance purposes given the fund's investment objective and policy. However the Investment Manager has discretion to deviate from the benchmark's constituents and weightings, subject to the fund's investment objective, policy and internal risk guidelines. While the benchmark index is used as a performance comparison, portfolio construction is not constrained by it, and holdings may differ materially from those of the benchmark.

FUND INFORMATION

Price	\$12.97
Fund Size	£27.28m
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)	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
OCF	1.75%
XD Dates	01/01, 01/07
Distribution Dates	27/01, 27/07

The investment which is promoted concerns the acquisition of units in a fund, and not in a given underlying asset owned by the fund.

FUND STATISTICS

Alpha -0.09

RATINGS

YIELD INFORMATION

Fund Dividend Yield 3.15%

FUND PERFORMANCE



● Fund ● Benchmark

CUMULATIVE

	1m	3m	YTD	1yr	3yr	5yr	Since Launch
Fund	3.08%	4.48%	3.08%	13.45%	13.61%	7.24%	29.72%
Benchmark	3.86%	5.02%	3.86%	12.73%	18.36%	22.28%	126.76%

ANNUALISED GROWTH RATE

	3yr (ann)	5yr (ann)	Since Launch (ann)
Fund	4.35%	1.41%	1.33%
Benchmark	5.78%	4.10%	4.25%

DISCRETE RETURNS - 12 MONTHS ENDING 31 December 2025

	0-12m	12-24m	24-36m	36-48m	48-60m
Fund	12.93%	-4.75%	11.21%	-28.90%	20.53%
Benchmark	10.47%	1.71%	10.41%	-25.01%	25.69%

Performance is provided net of fees. **Past performance does not predict future returns.** Performance is calculated in GBP on the basis of net asset values (NAV) and dividends reinvested. **Figures denominated in USD. Returns may increase or decrease as a result of currency fluctuations.**

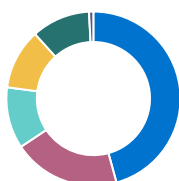
Source: Sarasin & Partners LLP and FE FundInfo as at 31/01/2026

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. The decision to invest in the fund should take into account all the characteristics or objectives of the fund as described in the Prospectus. Information on sustainability-related aspects of the fund is available on the www.sarasinandpartners.com. 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 **45.7%**
- Europe Ex-UK **19.9%**
- Pacific Basin Ex-Japan **11.4%**
- Japan **11.2%**
- United Kingdom **10.9%**
- Emerging Markets **0.8%**



Industrial Sector Allocation (%)

- Residential **23.7%**
- Industrial **20.8%**
- Health Care **12.8%**
- Office **9.5%**
- Retail **7.1%**
- Hotel & Resort **1.7%**
- Other **24.5%**



Top 10 Holdings

PROLOGIS INC	6.1%
WELLTOWER INC	5.8%
VONOVIA SE	5.1%
MITSUI FUDOSAN CO LTD	4.6%
EQUINIX INC	4.2%
DERWENT LONDON PLC	4.1%
UNITE GROUP PLC/THE	3.9%
INVITATION HOMES INC	3.8%
LEG IMMOBILIEN SE	3.8%
PUBLIC STORAGE	3.8%

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. The following risks may not be fully captured by the Indicator:

Derivatives risk: Derivatives are financial instruments whose value is linked to the expected future price movements of an underlying asset. Derivatives such as futures, forward contracts, options, and swaps may be used to seek to manage risk within the fund, reduce investment costs and generate additional income. However, these strategies may not be successful and could lead to losses greater than the cost of the derivative.

Operational risk: Operational risks arising from failures or delays in processes and systems, or the failure of a third-party provider may affect the value of your investments. If compensation is required to due failures, payments may be delayed.

Concentration risk: The fund holds a small number of investments, and therefore a decline in the value of a single investment may have a greater impact than if it held a larger number of investments.

Counterparty and settlement risk: The fund could lose money if a counterparty with which it transacts with becomes unwilling or unable to repay money owed to the fund.

Charges deducted from capital: The fund has charges deducted from capital, which may reduce the potential for growth.

Small cap equities risk: Shares of smaller companies can be riskier, as they may be more difficult to buy and sell, and their prices may fluctuate more than those of larger companies.

Further details of the risks that apply to the fund can be found in the fund's Prospectus.

CONTACT US

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For further details please see the full Prospectus, UK Supplement and KIID/KID as well as the Semi Annual and Annual Reports which are available from the above website.

This document is intended for retail investors in the UK and Ireland. You should not act or rely on any information contained in this document without seeking advice from a professional adviser.

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Capital at risk. 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.

The 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.

The 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 Sarasin & Partners LLP as the Investment Manager of the fund.

UK investors should be aware that if they invest in the 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 a professional adviser before deciding to invest.

The fund may not be appropriate for investors who plan to withdraw their money within five years. The fund is actively managed. The benchmark for the fund is S&P Dev Prop (Net TR), however the Investment Manager has complete freedom to deviate the fund's holdings from the benchmark's constituents. The investment which is promoted concerns the acquisition of units in a fund, and not in a given underlying asset owned by the fund. The decision to invest in the fund should take into account all the characteristics or objectives of the fund as described in the Prospectus. Information on sustainability-related aspects of the fund is available on the website. Prospective investors should review the Prospectus carefully, including the section on 'Risk Factors', prior to making any final investment decisions. The Prospectus, the KIID/KID for the relevant class, as well as the annual and half-yearly reports, are available in English free of charge via the relevant product pages on our website or upon request.

The fund may not be distributed to investors in jurisdictions where such distribution would be unlawful. The Manager reserves the right to reject any applications from investors outside of the jurisdictions where the fund is registered for sale. US Persons are not permitted to subscribe for units in the fund. The Manager reserves the right to terminate any arrangements made for marketing the fund. A summary of investor rights can be obtained here and is available in English.

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