

FUND INFORMATION

Name	IE Thematic Global Real Estate Equity A Acc
ISIN	IE00B59W5F15
SEDOL	B59W5F1
Domicile	Ireland
Base currency	GBP
Distributed in	UK, Ireland, South Africa

WHAT IS THE TARGET MARKET FOR THIS FUND?

This is an investment product that could complement core portfolio holdings. The product is likely to be appropriate for consumers who are seeking capital growth, do not need a capital guarantee, are able to tolerate the high level of risk associated with equity investment and wish to have ready access (within 1 month) to their capital.

NEGATIVE TARGET MARKETS

There are no negative target markets associated with this product.

WHAT ARE THE DISTRIBUTION CHANNELS FOR THIS FUND?

This product is expected to be distributed to basic, informed and advanced retail and professional consumers, and eligible counterparties. This may be on an execution-only basis, following an appropriateness test and/or investment advice, or through portfolio management.

DOES THIS FUND HAVE SPECIFIC FEATURES AND/OR RESTRICTIONS?

This product promotes environmental/social characteristics but does not have as its objective a sustainable investment, and will not make any sustainable investments.

VULNERABLE CLIENTS

In determining the target market for this product we consider the potential needs, characteristics and objectives of retail consumers with characteristics of vulnerability. Distributors of the product should additionally determine whether it has particular features that render it appropriate or inappropriate for individual consumers with characteristics of vulnerability or whether such consumers require any additional support.

CONSUMER ATTRIBUTES

CONSUMER OBJECTIVES AND NEEDS

Capital growth

For consumers who are looking for capital growth.

ATTITUDE TO LOSS

No capital guarantee

Capital is at risk. Suitable for consumers who do not need a capital guarantee.

RISK PROFILE

High

Suitable for consumers who are able to tolerate the high level of risk associated with equity investment.

ACCESS

Ready access

Suitable for consumers who require ready access to their investments (i.e. within one month). There is a low likelihood of consumers' access to their investments being restricted, for example in the event of a fund suspension.

TIME HORIZON

Long (> 5 yrs)

Suitable for consumers who are seeking longer-term investments and can afford to invest their capital for at least five years.

IMPORTANT INFORMATION

This document is intended for professional investors only. Not for onward distribution.

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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 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 of the 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).

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Target Market Determination: Sarasin IE Thematic Global Real Estate Equity | 2024

