

30 September 2018



Sarasin IE Sustainable Global Real Estate Equity (USD) A Acc

Fund Facts

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 markets with an overlay of sustainable criteria.

Price

	Price	Codes	
Price	\$12,701	ISIN	IE00B5PX0759
Yield	2,69%	SEDOL	B5PX075
Fund Size	\$17,53m	Bloomberg	SRCIGRE

Fund Information

Fund Structure	Unit Trust
Benchmark	S&P Dev Prop (Net TR)
Sector	Property Other
Fund Managers	Simon Rivett-Carnac
Fund Launch Date	01 June 2006
Share Class Launch Date	01 June 2006
Initial Charge	Nil
OCF	1,78%
Volatility 3 Years	10,61%
For Sale In	United Kingdom, Guernsey, Ireland, Jersey, South Africa

Technical Details

Domicile	Ireland
Dividend XD Dates*	01 January, 01 July
Dividend Pay Dates	27 January, 27 July
Pricing Frequency	Daily
Fund Management Group Name	Sarasin Funds Mgt(Ireland)Ltd

Information

Distribution Date	27 January, 27 July
CPU previously displayed/actual	0.1301/0.3447 GBP*
Highest rolling 1 year return (since launch)	71,00%
Lowest rolling 1 year return (since launch)	-60,30%

Fees A Accumulation USD

Annual Charge	1,50%
Transaction Cost	0,02%
Other Expenses	0,28%
Performance Fee	0,00%
Audit Fees	0,00%
VAT	0,00%

*Please note, the previously displayed figures were understated. The actual figures are inclusive of all distributions of the prior 12 months.

Fund Performance (%) A Accumulation USD

Fund Performance



■ Fund
■ Benchmark

Cumulative

	1m	3m	YTD	1yr	3yr	5yr	Since Launch
Fund	-2,31%	-1,60%	-3,13%	1,98%	12,07%	22,81%	27,01%
Benchmark	-2,27%	-0,77%	-1,28%	2,39%	20,81%	31,67%	75,21%

Annualised Growth Rate

	3yr (ann)	5yr (ann)	Since Launch (ann)
Fund	3,87%	4,20%	1,96%
Benchmark	6,50%	5,66%	4,65%

Discrete Returns - 12 months ending 30 September 2018

	0-12m	12-24m	24-36m	36-48m	48-60m
Fund	1,98%	-0,25%	10,17%	3,32%	6,06%
Benchmark	2,39%	2,47%	15,14%	2,68%	6,16%

Ratings

FE Crown Rating



3D Investing Rating

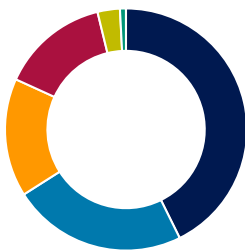


Performance is provided net of fees. Past performance is not a reliable guide to future performance. Performance is calculated in USD on the basis of net asset values (NAV) and gross dividends reinvested.

Source: Sarasin & Partners LLP and Financial Express. Annualised Growth Rate (AGR) is the increase or decrease in value of an investment, expressed as a percentage per year. The source for the annualised volatility measurement is Financial Express and this measurement is expressed using the standard deviation of the Fund's US Dollar monthly returns over the most recent 36 month period. Benchmark: S&P Developed Property Net Total Return implemented September 2011. 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 called Sarasin IE Sustainable Equity Real Estate Global (USD). *Accumulation Dividends are reinvested back into the fund, Income units are paid out to investors.

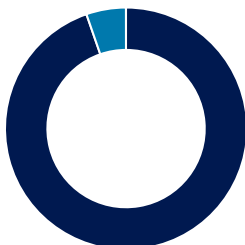
Geographic Allocation (%)

Name	
United States	42.7%
Europe Ex-UK	23.3%
Pacific Basin Ex-Japan	15.8%
Japan	14.4%
United Kingdom	3.0%
Canada	0.8%



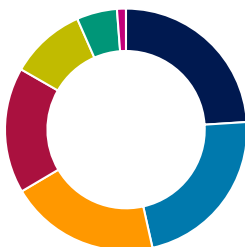
Asset Allocation (%)

Name	
Equities	94.7%
Liquid Assets	5.3%



Industrial Sector Allocation (%)

Name	
Retail	24.0%
Office	22.5%
Diversified	20.0%
Residential	16.8%
Industrial	10.1%
Specialized	5.4%
Health Care	1.2%



Investment Strategy

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 markets with an overlay of sustainable criteria. The Fund invests mainly in Real Estate Investment Trusts, and company shares from around the world, which are linked to the property market. The Fund will hold mainly the shares of large or medium sized companies, but from time to time may invest in smaller companies. These companies that the Fund invests in give consideration to sustainable ecological and social issues but it will not invest in companies whose business is the management of hotels or resorts or which operates its business contrary to ecological or social standards. The Fund will not track an index. Derivatives (financial instruments whose value is linked to the expected future price movements of an underlying asset) may be used only with the aim of reducing risk or costs, or generating additional capital or income.

Collective Investment Schemes in Securities (CIS) should be considered as medium to long-term investments. **The value may go up as well as down and past performance is not necessarily a guide to future performance.** CISs are traded at the ruling price and can engage in scrip lending and borrowing. The collective investment scheme may borrow up to 10% of the market value of the portfolio to bridge insufficient liquidity. A schedule of fees, charges and maximum commissions is available on request from the Manager. The Manager does not provide any guarantee either with respect to the capital or the return of a portfolio. A CIS may be closed to new investors in order for it to be managed more efficiently in accordance with its mandate. CIS prices are calculated on a net asset basis, which is the total value of all the assets in the portfolio including any income accruals and less any permissible deductions (brokerage, STT, VAT, auditor's fees, bank charges, trustee and custodian fees and the annual management fee) from the portfolio divided by the number of participatory interests (units) in issue. Forward pricing is used. The Fund's Ongoing Charges Figure (OCF) reflects the percentage of the average Net Asset Value (NAV) of the portfolio that was incurred as charges, levies and fees related to the management of the portfolio. A higher OCF does not necessarily imply a poor return, nor does a low OCF imply a good return. The current OCF cannot be regarded as an indication of future OCFs. During the phase in period OCFs do not include information gathered over a full year. Sarasin use the OCF figure in-place of the Total Expense Ratio (TER).

The Manager retains full legal responsibility for any third-party-named portfolio. Where foreign securities are included in a portfolio there may be potential constraints on liquidity and the repatriation of funds, macroeconomic risks, political risks, foreign exchange risks, tax risks, settlement risks; and potential limitations on the availability of market information. The investor acknowledges the inherent risk associated with the selected investments and that there are no guarantees either with respect to the capital or the return of a portfolio. Please note that all documents, notifications of deposit, investment, redemption and switch applications must be received by Sarasin Funds Management (Ireland) Limited by or before 12:00 (Irish), to be transacted at the net asset value price for that day. Where all required documentation is not received before the stated cut off time Sarasin Funds Management (Ireland) Limited shall not be obliged to transact at the net asset value price as agreed to. Prices are published daily and are available on the Sarasin website.

Performance has been calculated using net NAV to NAV numbers with income reinvested. The performance for each period shown reflects the return for investors who have been fully invested for that period. Individual investor performance may differ as a result of initial fees, the actual investment date, the date of reinvestments and dividend withholding tax. Full performance calculations are available from the manager on request. For any additional information such as fund prices, brochures and application forms please go to www.sarasinandpartners.com

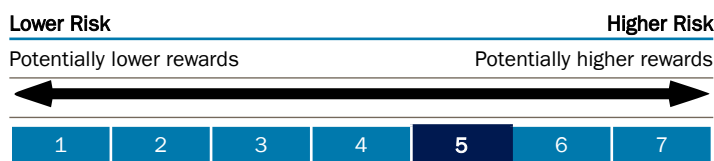
Contact Details

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Top 10 Holdings (%)

Company	Weight
BOSTON PROPERTIES INC	6,5%
SIMON PROPERTY GROUP INC	5,2%
UNIBAIL-RODAMCO-WESTFIELD	5,0%
LEG IMMOBILIEN AG	4,9%
DEUTSCHE WOHNEN SE	4,8%
EQUINIX INC	4,8%
MITSUI FUDOSAN CO LTD	4,8%
CBRE GROUP INC - A	4,3%
PROLOGIS INC	4,1%
UDR INC	4,0%

Risk Profile



The Risk and Reward Indicator table demonstrates where the Fund ranks in terms of its potential risk and return. It is based upon how the Fund has performed in the past and 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 5 reflecting observed historical returns. This ranking is typically higher than a fund which invests in cash deposits, as company share price movements tend to be more volatile.

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