

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, Guernsey

WHAT IS THE TARGET MARKET FOR THIS FUND?

The target market of Sarasin IE Thematic Global Real Estate Equity covers retail, professional and eligible counterparty investors. It is suitable for basic, informed and advanced investors. It is compatible with clients who do not need a capital guarantee have the capacity to bear some loss and is therefore not suitable for wealth preservation investors who cannot bear capital loss. The product is suitable to be used as a portfolio component for those looking for a specialist product to complement their core holdings and is suited to investors with a relatively high-risk appetite. It is suitable for investors that require ready access to liquidate their investment and the product has a long-term (i.e. >5 years) recommended holding period.

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

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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 the Investment Manager, Sarasin & Partners LLP as the UK representative 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 an independent financial adviser before deciding to invest.

The fund may not be appropriate for investors who plan to withdraw their money within five years. Prospective investors should review the Prospectus carefully, including the section on 'Risk Factors', prior to making any final investment decisions. The Prospectus, the Key Investor Information Document 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.

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Target Market Determination: Sarasin IE Sustainable Global Real Estate Equity | 2025

